



**SOLD**

**PRICE SLASHED !!! MUST SELL !!! VENDOR NEGOTIABLE!!!**

**ATTENTION INVESTORS !!!**

The Rental Appraisal On this Property is \$700 - \$750per week!!!

This Property always had a lot to offer, but now, having undergone an extensive renovation, both inside and out, It Is The Complete Package Of Unsurpassed Elegance and Functionality !!! And.....It Is Now Oozing with WOW Factor moments !!!

**The Property:**

Perfectly positioned on a flat, fully useable 910m2 block, with a large double garage, and off street parking for a caravan, boat and trailer!

**Street Appeal:**

The beautiful newly landscaped gardens - all fully reticulated, literally draw you into this gorgeous home.

**The House:**

Featuring soaring extra high ceilings creating a spacious ambience, together with a French Country Modern Interior Design influence throughout....Timeless Quality!!!

Expansive open plan living and dining, complete with new Country Oak Flooring

Huge Galley Style kitchen with large walk -in Pantry, NEW Stainless Steel Chef Stove with Ceramic Cooktop and Refrigerator, Dishwasher and Rangehood

Beyond the kitchen is the second living area - WOW WOW WOW !!! Accented by a breathtaking floor to ceiling vertical veneer stone wall and recessed fireplace

**The Bedrooms:**

Master with ensuite and bay window, and three additional queen size bedrooms, all newly carpeted and each with huge floor to ceiling built-in robes

**The Bathroom:**

A Fresh white coastal vibe incorporates a stunning oval bathtub with shower above

**The Laundry:**

Oversized separate laundry fitted with a bench , storage cabinets and a unique "pull out" drying rack cupboard

It should also be noted, the house is fully Air Conditioned - one in each bedroom and all living areas, features exquisite light fittings and brand new recessed lighting, throughout!

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$650,000

**OPEN FOR INSPECTION:**  
N/A



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**Building size: 159m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD ONLY BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.

**2 Yellowpatch Avenue, Clinton**



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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