



Are you Seeking a LARGE Outdoor Living Area?

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## 18 Wiwenhoe Close, Clinton

\$275,000

Raine & Horne Gladstone are delighted to be appointed Marketing Agents for this property that offers the winning combination of a low maintenance brick home that boasts a lockable outdoor living area where you may wish to spend many hours either relaxing or entertaining family and friends.

Tucked away in a quiet cul-de-sac location, the address is also ideal if you like to start or finish your day with a jog or walk around the Lakes walking trail. On the other hand, if there are younger family members to consider, you may wish to take them for a stroll around the Lakes walking track to the park where they can run and play on playground equipment.

Other facilities within short driving distance include both Clinton & St. John's Primary Schools & Kookaburra Kindergarten, Rugby League & Ted Henden Sporting complexes, Bunnings/Kirkwood/Kin Kora & Clinton Shopping centres, and the Airport.

Entry to this residence is via the aggregate driveway leading to the double lockup garage or via the front patio to front door entry.

Living areas comprise of an air-conditioned spacious separate lounge positioned to the front of the home that will accommodate large items of furniture. The kitchen fitout includes an upright pantry, breakfast bar, 2 door refrigerator space, plumbed for a dishwasher, and

Property ID:	L4272714
Property Type:	House
Garages:	2
Land Area:	700.0 sqm

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stainless steel under bench oven/ceramic cooktop combination cooking appliances.

Keynote features of this property are as follows:

- Low maintenance brick home in a quiet cul-de-sac location
- Spacious separate air-conditioned lounge
- Large lockable outdoor relaxation/entertainment area
- Two-way bathroom to air-conditioned main bedroom
- Security screens t/o for 24 hour a day peace of mind
- Safe and secure fully fenced backyard for small children & pets at play
- Side yard double gate access for additional vehicular accommodation

If you are seeking a low maintenance brick home that offers an outdoor living area well suited to our tropical climate lifestyle, we recommend quick action!