

Under Contract



6 Clifton Rd, Jamestown



## Family Home in Prime Location

Beautifully updated and exceptionally well cared for, this welcoming family home offers comfort, convenience and impressive outdoor living in a sought-after position.

Inside, the home features three bedrooms, with built-in robes to the master and bedroom two, and carpet flooring to all bedrooms for added comfort. The modern bathroom includes full-height tiling, shower, bath, toilet and single vanity, complemented by a second separate toilet for everyday functionality.

The laundry is well designed with a tiled floor, modern cabinetry and stainless steel trough.

At the heart of the home is the light-filled kitchen/dining/lounge area, featuring a blend of carpet and tiled flooring and year-round comfort via split-system air conditioning. The kitchen is modern and functional, complete with laminate benchtops, quality cabinetry, electric cooktop, under-bench oven, rangehood, dishwasher, and double sink.

The outdoor areas are where this property truly shines. A central decked patio connects the living and bedroom wings of the home an ideal sheltered retreat that captures beautiful northern sun throughout winter. The northern deck overlooks the stunning garden and the standout wood-fired pizza oven,

 3  1  1,595 m2

<b>Price</b>	\$465,000
<b>Property Type</b>	Residential
<b>Property ID</b>	11954
<b>Land Area</b>	1,595 m2

### Agent Details

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creating the perfect setting for relaxed afternoons and entertaining. The wrap-around decking enhances the home's character and significantly boosts its street appeal.

To the rear, accessed via Oxford Street, sits an impressive shed with twin electric roller doors, concrete floor, power, and an extended section ideal for a boat or camper trailer. A dedicated chook yard sits in the back corner, surrounded by a variety of established fruit trees.

Additional Features:

- Rainwater tanks
- Garden shed for convenient storage
- Electric hot water service
- Corner allotment with dual access
- Slow combustion heater in Entry for added warmth

Land Size: 1,595m<sup>2</sup> approx.

LGA: Northern Areas Council

Zoned: Neighbourhood

RLA228106

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