







Cozy Comfort on Houghton

3 1 3 945m2

Offered to the market for the first time in over a decade, 16 Houghton Street, Clare presents an outstanding opportunity to secure a well-positioned home in one of the town's tightly held pockets.

Set in an elevated location on a generous 945m² (approx.) allotment, this property offers the perfect combination of space, practicality and potential. Whether you're a first home buyer, investor or renovator looking to add value, this home is priced to sell and ready for its next chapter.

Key Features:

- Light-filled entry leading into a welcoming living area.
- Comfortable lounge complete with a slow combustion wood heater and wall-mounted heating/cooling system.
- Spacious kitchen flowing through to a private adjoining dining area.
- Generous master bedroom featuring built-in wardrobes.
- Two additional well-sized bedrooms positioned at the front of the home.
- Modern family bathroom with shower, bath and toilet.
- Separate second toilet for added convenience.
- Expansive rear deck, perfect for entertaining or enjoying the peaceful surroundings.
- Single carport plus a substantial powered shed, ideal for storage, a

Price	$485,000
Property Type	Residential
Property ID	12412
Land Area	945 m2

Agent Details

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workshop or hobbies.

- Generous 945m² (approx.) allotment with plenty of space to enjoy.

Currently periodically tenanted at $360 per week, the property offers immediate rental income while you plan your future.

Perfectly positioned in a sought-after pocket of Clare, 16 Houghton is just minutes from local schools, the vibrant Main Street, cafés, boutique shopping, supermarkets, sporting facilities and essential services, offering the convenience of town living while enjoying a peaceful residential setting.

With plenty of scope to update and personalise, this is an exceptional opportunity to create your ideal home or a rewarding investment in the heart of Clare.

$485,000

Lauren Ferme
0466 072 288

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