



53 Gerald Avenue, Clontarf



Renovated Spacious Family Home

If you are looking for room for the family and vehicles but don't want a high maintenance block this might be the one you have been waiting for. There is an easy-care yard at the back and even a swimming pool. At the front is a 2-car garage plus a huge carport and heaps of space for additional vehicles to be tucked behind the private and secure electronic front gate. Inside the is a well-appointed modern family home with 2 new bathrooms and 2 massive living areas. All this is on the doorstep to private schools, public transport, shops and even the beachfront. The home has undergone an extensive transformation and boast:

- New flooring and fresh paint throughout the home
- 4 carpeted bedrooms. The master bedroom has a reverse cycle air conditioner, walk in robe and ensuite with toilet, shower and a large floating vanity basin with a stone benchtop. 2 of the other bedrooms have built in robes, ceiling fans and air conditioning
- Huge formal lounge and formal dining room at the front of the home. This room is also air conditioning and a ceiling fan
- Modern kitchen with ample storage and heaps of bench space. There is a massive walk in pantry, electric wall oven, double basin sink, stainless steel rangehood, ceramic cooktop, double draw dishwasher and long breakfast bar
- The kitchen overlooks the large family and casual dining area. This space is air conditioned and leads directly to the outdoor entertainment area and pool – great for entertaining
- New family bathroom with a shower, free-standing bathtub and floating vanity with stone benchtop. The toilet is separate
- Internal laundry stone benchtops with direct access outside
- Insulated 2 car lock up garage with drive through access to the back yard and a remote-control door. The garage also features 3 phase outlets.
- Sparkling inground pool. There is a pool blanket to help conserve water when

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Price SOLD for \$749,000
Property Type Residential
Property ID 1270
Land Area 648 m2

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not in use a pool cleaner to keep the pool clean. There is also a current Pool Safety Certificate already in place.

- Covered outdoor entertainment area overlooking the swimming pool
- Extras include; security screens on the windows and doors and security system for extra peace of mind, termite barrier for added protection, new light fitting and fixtures, new wiring, Foxtel and NBN ready, hardwired smoke alarms, electric hot water system, recent external paint, roof refurbish and repaint, lock up garden shed, new rear fence, water tank for the gardens, and roll down blinds on the western side windows.
- Fully fenced 648sqm block

You will be hard pressed to find a home as close to the water as this one with such space and style. The home has been well cared for and offers great space inside and out which is rarely seen in the area. If you are looking for a home for the family to enjoy for years to come this is the one.

Vendors instructions are clear – All serious offers will be presented.

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