

Sold



25 Bradley Rd, Clontarf



### Exclusive Golf Course Location – Panoramic Views

If you are looking for a home with plenty of space where you can entertain and relax in peaceful surrounds this is the property you have been waiting for. The current owners have enjoyed living here for the past 14 years and during this time have undertaken extensive renovations. The family has now grown and become more independent leaving this huge home for two people – it is simply too big, and it is time to downsize. You will be hard pressed to find better views and a better back deck than what is on offer here. The home features:

Upstairs:

- Ducted and zoned air conditioning
- Massive open plan lounge, dining area. This space is light and airy and has great views across the golf course including the 2<sup>nd</sup> green and down the 3<sup>rd</sup> hole and over two lakes.
- Modern kitchen with stone bench tops, island bench, massive butlers' pantry with ample storage, 900mm standalone electric oven with gas top, rangehood, dishwasher and heaps of bench space
- Enormous tile back deck that wraps around the home and offers spectacular views across the golf course. This space is large enough for a huge dining table as well as lounges. It also includes a built-in kitchen, fridge, TV and BBQ
- 3 bedrooms with built in robes (2 offer walk-in-robes). The master bedroom offers a large ensuite with spa bath, toilet, large vanity basin and oversized walk in shower. One of the bedrooms has views across the course and direct access to the deck
- Family bathroom with a shower over the bath. The toilet is separate.
- Internal and external stairs link the two levels of the home

Downstairs:

- Perfect dual living or home office set up

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<b>Price</b>	SOLD for \$775,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1334
<b>Land Area</b>	607 m2

### Agent Details

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### Office Details

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- 1 bedroom with a built-in robe, air conditioning and an ensuite with a shower and toilet. This bedroom has direct access to the outdoor entertainment area and views to the course
- Large family room with kitchenette, dining space and a built-in home office. This space is bright and captures the breezes well
- 1 car lock up garage with remote control door and workshop/storage
- 3 car tandem garage accessed from the rear of the block with remote control door– great for the hobbyist, golf carts, van, trailer or boat.
- Large covered entertainment area overlooking the course and backyard
- Extras include: crimesafe screens and doors, 5kw solar power, ceiling insulation, 607sqm block with front and rear access, heaps of storage throughout the home

The home is the ultimate family hang out with heaps of room to relax in and enjoy each other's company. Alternatively bring the extended family and live together. The current owners have also successfully run an Air B&B stay from the home in the past (live upstairs while you make money downstairs). Alternatively there is ample space to privately run the home business without compromising the family's privacy. There is heaps of room under roof to make this house a home you can enjoy and be proud of.

Sellers welcome all serious offers.

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