



**1 Clontarf Avenue, Clontarf**



**Ready for a project? Exclusive Location**

Renovations were started on this grand old lady but circumstances have changed and they have not been able to continue. The good news is the home is totally livable but offers a blank canvas in an amazing elevated location and there are even decent water views on offer. This one is perfect for those looking for a project, big reno or new build – a skilled tradesman will be in heaven here!

The homes features:

- Elevated 612sqm block in an amazingly quiet street with great water views across Hays Inlet

Upstairs:

- Polished timber floors, fresh paint and high ceilings give a feeling of space
- Large lounge with reverse cycle air conditioner
- French doors lead to the sunroom, currently used as a dining room
- Large timber kitchen with dishwasher, ceramic cooktop, electric oven and grill, ample storage, practical bench space and a breakfast bar. The kitchen leads to and overlooks the back deck and there is a servery to make entertaining easier
- 3 large bedrooms with air conditioners, built in robes and ceiling fans. The master bedroom has a new ensuite with a shower. The rear bedroom has direct access to the back deck and water views
- The bathroom is currently stripped bare ready for renovation. The original terrazzo floors have been saved
- Functional separate toilet (although the room needs finishing off)
- Huge covered rear deck with water views across the bay

Downstairs

- Internal stairs link the 2 levels of the home
- This space has been gutted and is a real blank canvas. There is ample parking (at

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<b>Price</b>	SOLD for \$700,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1531
<b>Land Area</b>	612 m2

**Agent Details**

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**Office Details**

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least 2 car tandem, a laundry and a toilet. The space was previously set up as a self contained flat and the plumbing is still there to recreate the space

Extras:

- 2 car high top carport plus 2 cars in the garage
- Freshly painted inside and out
- Partial termite barrier
- Inground pool
- Shaded timber deck around the pool
- Extensive new wiring throughout
- New fencing and beautifully landscaped gardens
- Electric hot water system

Within walking distance to this one is the Redcliffe Golf Course, shops, schools, public transport and even access to the Bridges on and off the Peninsula. Best off all the waterfront is just 200m away!

Bring your grand ideas, motivation and tools and reap the benefits!!!!

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