



## 251 Duffield Road, Clontarf



### Bring Your Tools – Looking for a new family to love me!

This home needs some TLC but it is truly a home that can grow with the family. The current owners have spent 46 years enjoying the home while raising their family. Just imagine the BBQ's on the deck, countless hours playing cricket in the big backyard and the laughter shared inside these walls.

The home is now surplus to their needs and they require a new owner to love it as much as the last. If you are handy or ready for a challenge, there is an excellent buy on offer here. The bones are solid but a cosmetic tidy would see a huge improvement.

The home features:

Upstairs:

- North facing front deck
- Open plan lounge and dining area with air conditioning and direct access to the rear deck
- Timber look kitchen with upright electric stove and cooktop. There is good storage, double sink and a rangehood
- 3 bedrooms with built in robes and air conditioning. The windows in these rooms are also double glazed. The master bedroom and one other feature air conditioning
- Updated bathroom with a shower over the bathtub. The toilet is separate.
- Spacious covered rear deck overlooking the backyard.
- Fresh paint and new timber look laminate flooring.

Downstairs:

- Teen retreat – great kid hangout, 2<sup>nd</sup> living area or home office space with timber look laminate flooring
- Utility room, previously used as a bedroom (not legal height)
- Separate toilet

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**Price** SOLD for \$463,500  
**Property Type** Residential  
**Property ID** 1581  
**Land Area** 807 m2

#### Agent Details

Rachele Jones - 0432 834 733

#### Office Details

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- Internal laundry

Extras:

- Big backyard – 807sqm fenced block with established trees
- HUGE 2 car high top carport – bring the boat and caravan!
- Garden shed
- Solar hot water system
- New roof with whirley birds and insulation

The property is located close to shops, public transport and parkland. From here the kids can also walk to school and the beach is just a short trip away. This is great value buying and the home offers plenty of scope to renovate and profit.

Homes in this price range are getting harder to come by so be quick.

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