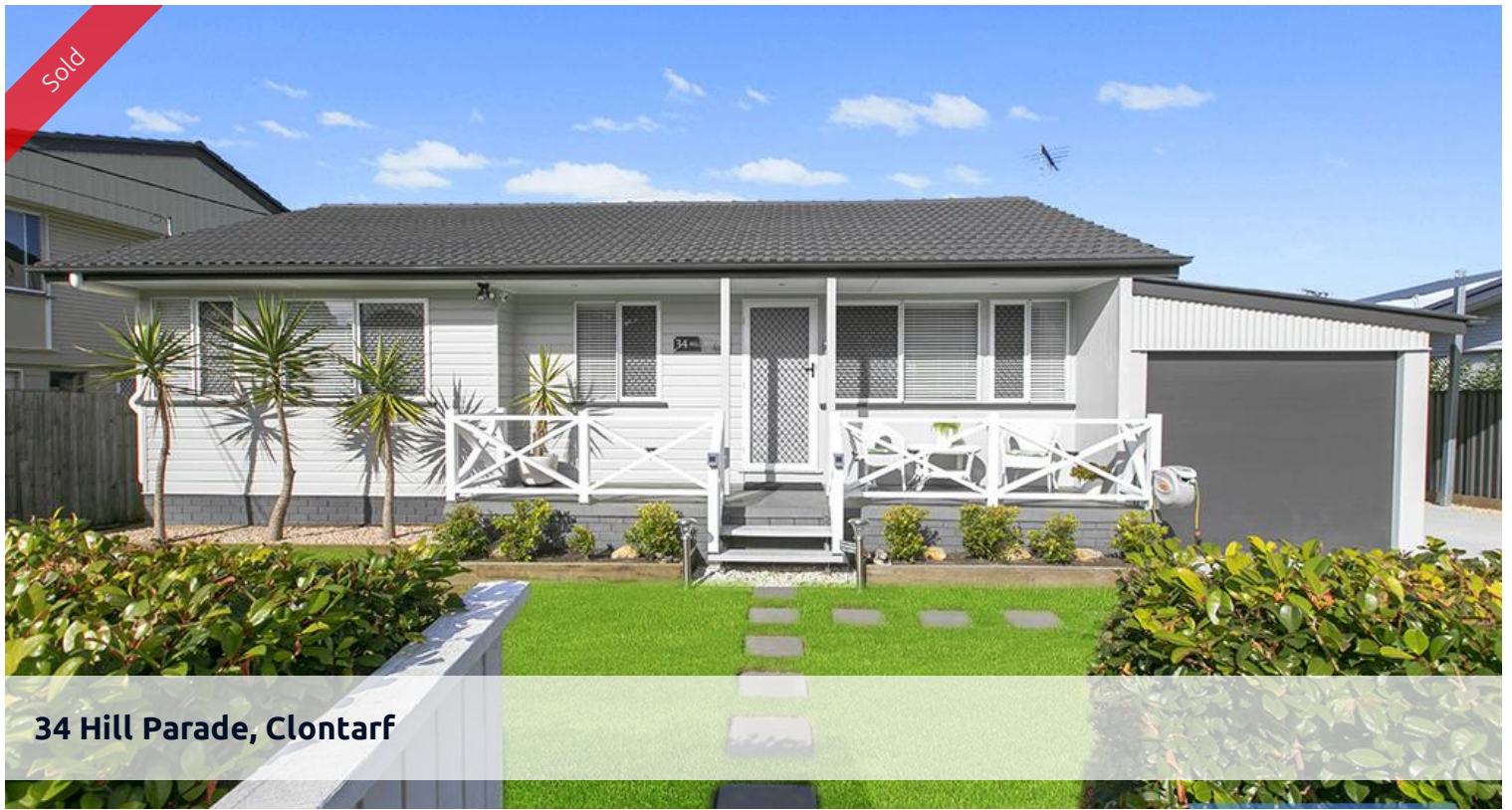


Sold



**34 Hill Parade, Clontarf**



## Impressive! Fully Renovated Home with Granny Flat

This impressive home has been a labour of love for the current owner who has meticulously renovated the home from top to bottom. The quality here is outstanding and every little piece of the puzzle than been thought through. This is not a cheap reno and flick, this one has been renovated over time for the current owners to live in an enjoy with no thoughts of selling. Due to a change in circumstances the time has come has move on offering a new buyer the opportunity to reap the benefits of the hard work undertaken. The home oozes a relax coastal charm and a stunning combination of modern living with old world charm

The home sits towards the front of a 607sqm block with good side access, bring the boat and caravan and there is ever room for a pool if desired. Best off all this one is perfect for those looking for dual living. At the back of the home is a 1-bedroom granny flat with its own entrance. Bring along the extended family, work from home or make the most of the extra income.

The location is central to schools (Primary, Secondary, Private & Public), shopping, transport (rail & bus), medical facilities and sporting complexes. For city commuters the access to the Houghton Highway is close by and the airport is 20 minutes away. The beach and waterfront parklands are a few minutes' drive away (less than 2km).

You will be hard pressed to find a better renovation than this one. There is a huge list of inclusions on offer. The home boast:

Main Home:

- Open plan air-conditioned lounge, dining and kitchen flows the rear deck
- New kitchen with stone benchtops, 2 Pac shaker cabinetry, electric wall oven, ceramic cooktop, good sized pantry, practical bench space and ample storage
- 3 good sized bedrooms with built in robes, new carpets and ceiling fans

 4  2  3  607 m2

<b>Price</b>	SOLD for \$892,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1840
<b>Land Area</b>	607 m2

### Agent Details

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### Office Details

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- New bathroom with a walk-in shower, vanity, stone benchtop and a toilet
- North facing front porch

#### Granny Flat:

- Open plan air conditioned lounge, dining, and kitchen
- New kitchen with great storage
- 1 bedroom with built in robes and ceiling fan
- New bathroom with shower, vanity, and toilet

The main home and granny flat are under the same roof line but separated by a lovely timber deck

#### Extras:

- Laundry at the side of the deck (easy to use in the main home or granny flat)
- Spacious new timber deck with new roof. There is also a servery and bar shelf
- 1 car lock up garage with remote control door
- Fully fenced 607sqm block with new fences and great side access
- Repainted, resealed, and reconditioned tile roof as well as new gutters and downpipes
- Professionally painted inside and out
- Fibro removed – all new sheeting
- New electricals (including wiring, light fittings and switches), new plumbing inside and out
- New windows, new doors, new security screens and new window furnishings
- New compliant smoke alarms
- Fully landscaped yard with established plants and room for the kids and pets to play

The street is elevated and quiet and less than 2km to the beach. Rarely do we see a renovation as well thought out and executed as this one. If you are looking for a home to move in and start enjoying the best of Peninsula living this is the one you have been waiting for.

All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.