



**140a Maine Road, Clontarf**



**Bargain Buying!!!**

This home is ready to move straight into. Positioned close to the beach, schools, shops, and with public transport nearby this home makes a great first buy, downsizer or investment for a smart buyer. The home presents well and offers a level 597sm block. The home features:

- Large entry – great for a home study or sitting area
- Open plan lounge and eat in kitchen
- The lounge is carpeted
- Original but very tidy large each in kitchen with electric stove and rangehood. There is ample beach space and lots of room for the dining table
- 2 bedrooms both with built in robes and ceiling fans
- Modern bathroom with glass shower screen, heat lamp, exhaust fan and linen cupboard
- Internal laundry at the back of the home
- 2nd living area overlooking the back yard – great 3rd bedroom or second TV room
- Separate toilet
- Small timber deck at the back of the home – great to sit to enjoy the morning sun
- 1 car lock up garage
- Extras include; water tank for the gardens, lock up garden shed/workshop area, side access, and a garden shed
- Landscaped fully fenced yard – great for the kids and pets to play.

This home would be great for those starting out – live in and is or renovate as you go. Those looking to downsize with appreciate the low maintenance nature of the home along with a yard to potter around in. If you want a quick renovator to do some work on this could be it – turn the 2nd living area into a 3rd bedroom and update the kitchen and profit. There is also ample room to extend if desired. A simple investment home is also up for grabs here with an expected rental return of \$330 per week. The location is great, the home is tidy and the block a good size – be quick.

2 1 1 597 m2

<b>Price</b>	SOLD for \$315,000
<b>Property Type</b>	Residential
<b>Property ID</b>	189
<b>Land Area</b>	597 m2

**Agent Details**

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**Office Details**

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Sellers keen to do business.

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