

Under Contract



## 25 Thompson Cres, Clontarf



### BEACH HOME 1 STREET BACK FROM THE WATERFRONT

This is a rare opportunity to acquire a prime development site comprising of four adjoining houses on separate titles or purchase this home separately, in a prime location to start living the beachside lifestyle.

25 Thompson Crescent is an ideal home for someone looking to do some extensions, renovations, first home owners or even knock it down and build your brand-new home. Just imagine what you could design on this block being approx 609m<sup>2</sup> of near waterfront land.

As you walk into the property, you are greeted with a lovely sunroom at the front opening onto a office, sitting room perfect for those morning coffees.

The main hub of the home is the combined dining and kitchen area which is perfect for those family gatherings that has a separate lounge room making this beachside home practical in every way.

The main bedroom is at the rear of the home, which is spacious inside and allows for plenty of filtered light and those bay breezes that we all love.

The second bedroom is on the opposite side with plenty of space for your love ones.

The home comes complete with a shower over bath combination in the bathroom and is spacious inside with room to extend as your toilet is an external door back inside the house.

25 Thompson Crescent is on concrete stumps with weatherboard and iron roof, recently painted inside with new carpet, making this easy to live in for you to extend as there is plenty of scope here to value add.

At the rear, you have a lovely area to relax with family and friends, but most of the land and plenty of it is at the front of the home to create your dream extension, renovation or build.

 2  1  609 m<sup>2</sup>

<b>Price</b>	Offer Over \$785,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2218
<b>Land Area</b>	609 m <sup>2</sup>

#### Agent Details

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#### Office Details

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Can you picture yourself enjoying this cracking location as you are only seconds to the beach, bike paths and walking tracks along the foreshore overlooking Bramble Bay. The boat ramp is just 2 mins away to launch your tinny and catch a fish. Maybe you love the café lifestyle with endless options and the famous Belvedere hotel is only 8 mins walk. Commuting is not an issue as the Kippa Ring rail station is approximately 5 mins drive away and bus stops only 100m away from the home.

Owners are interested in talking to all interested parties. This is for 25,27,29 and 31 Thompson Crescent Clontarf. Each block is approximately 609 sqm per site - with a frontage of 58.8m in total and each individual property having a 14.8m frontage. The total land area is 2436 sqm.

For details about this site and its development options you are encouraged to enquire on the Moreton Bay Regional Council. There is opportunity and growth here to land bank and develop the site when you are ready.

Make no mistake these properties will be SOLD. Remember for capital growth.....JUST ADD WATER ..... Call Leisa Lowe to arrange your inspection as these homes will not last long in the current market.

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