

Sold



**72 Hill Parade, Clontarf**



### Cottage Delight

This 3 bedroom cottage is a cutie both inside and out. The home has been well maintained by the current owner but the time has come to move on offering a smart buyer a great opportunity. The home has ample light, large bedrooms, awesome character and great entertaining space. The home features:

- 521sqm corner block in a quiet location
- Polished timber floors
- 3 bedrooms. Two of the bedrooms have built in robes. The main bedroom has a direct access to the two-way bathroom (essentially acting as an ensuite) and a reverse cycle air conditioner.
- Modern kitchen with electric stove, gas cooktop, large pantry and heaps of bench space. The dining area adjoins the kitchen. This area overlooks the back entertainment deck
- Formal lounge with reverse cycle air conditioning. This room links directly to the back deck
- Formal dining room
- Beautiful gardens with established plants inside the fully fenced block. There is also grass for the kids and pets to play. If desired some changed could be made to accommodate a vehicle shed.
- Awesome covered timber deck overlooking the back yard. This space is large and peaceful – a great addition to the home that would get plenty of use
- Two-way bathroom with a shower and a bath tub. There is a separate toilet
- Internal laundry
- 2 lock up garden sheds
- Two water tanks for the gardens
- 2.5kw of solar power
- Termite barrier
- 2 car carport

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**Price** SOLD for \$390,000  
**Property Type** Residential  
**Property ID** 390  
**Land Area** 521 m2

#### Agent Details

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#### Office Details

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This home has a lovely peaceful feeling and would be great for those starting out, downsizing or slowing down. The neighbourhood is quiet and well-kept and the location is close to schools, shops, and public transport.

Serious seller looking for all serious offers.

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