



**17 Pamrick Crescent, Clontarf**



**Large Home, Pool, Dual Living Potential**

This well maintained family home is positioned in a quiet street, high on the hill close to everything. The home is great for those with extended family, older children and especially those who like to entertain. There is ample space inside and out and the home has had quality renovations. The current owners have loved raising their family here. The time however has come to downsize and travel offering a new family a great opportunity to call this fantastic property home.

The home is spread over two levels linked by polished internal stairs. There is also a great flow between the indoors and outdoors.

The home features:

Upstairs:

- Fully renovated large kitchen with modern appliances including dishwasher, rangehood, and a ceramic cooktop. There is ample storage space, wide bench space, room for a double fridge and also a breakfast bar.
- Dining room adjoining the kitchen
- Carpeted formal lounge with direct access to the front porch and front door. this space is also air conditioned
- 3 bedrooms all with built in robes. The main bedroom is also air conditioned
- Fully renovated bathroom with large shower and a vanity. The toilet is separate

Downstairs:

- Internal stairs link the two levels
- Huge family room with polished timber floors and direct access out to the yard and pool. This room is massive and great for entertaining.
- Carpeted rumpus in the centre of the home
- 3 utility rooms. Two of these rooms have been used as bedrooms. One has a built in robe and retreat. The other room is at the front of the home and makes a perfect study or sewing room
- Wide entry hall

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**Price** SOLD for \$505,000  
**Property Type** Residential  
**Property ID** 539  
**Land Area** 663 m2

**Agent Details**

Rachele Jones - 0432 834 733

**Office Details**

Clontarf  
 48 Hornibrook Esplanade Clontarf QLD  
 4019 Australia  
 07 3283 6737



- Renovated bathroom and laundry combined. This space has a bathtub with a shower, a toilet and a laundry tub along with plenty of bench space.
- There is ample room to add a kitchen downstairs to make the area self-contained if required
- 2 car tandem lock up garage with internal access into the home

Extras:

- Large inground pool with a pool safety certificate. There is a shade sail over the pool and plenty of space to lazy around
- Room for additional vehicles to park in the driveway. There is also plenty of room for a caravan or boat
- Reconditioned roof
- Termite barrier for added peace of mind
- Fully fenced 663sqm block
- 2 water tanks
- Roller shutters for added security and protection from the elements
- Grassed area at the front and back for the kids and pets to play. Alternatively make a few adjustments and add a shed (side access is possible)

This home ticks all the boxes for those looking for an awesome family home; there is even a park out the back. The home has plenty of space and has been well maintained but there is still scope to add out own touches if you like. The location is close to schools and shops and access off the peninsula is easy for here. Public transport is also a short distance away with the new Kippa-Ring Railway now open. The beach is just 5 minutes away in the car also.

Homes this big in locations this quiet are rare.

Owners downsizing are keen view all serious offers.

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