



**4 Isobel St, Clontarf**



### Character Home Opposite the Park

Located in an elevated position opposite Yourell Park in a quiet and popular pocket of Clontarf this one is a must see for those looking of a quality character home. The home has been occupied by the current 94 year old resident for decades but the time has come for additional care offering a savvy buyer a great opportunity. The home has great original features including VJ paneling on the ceilings and walls, high ceilings, timber fret work and original glass paneling. The home is neat and clean has great space – you can live here while you come up with the ultimate renovation plan. Enhance the original features to renovate and profit in this area of strong capital growth. The 640sqm corner block allows ample opportunity to renovate, add a deck, shed or extension – the opportunities are endless.

The property features:

- Beautiful original features including 11foot ceilings, VJ paneling on the walls and ceilings throughout and original glass paneling above the doors
- 3 spacious bedrooms. The master bedroom is at the front of the home and has original leadlight windows
- Open plan lounge and dining room. The illusion of space is created with the decorative timber fret work in this space
- Original eat in kitchen – ample room
- Sunroom at the front of the home (possible 4<sup>th</sup> bedroom down the track).
- Smaller sunroom/casual dining area at the back of the home – great for the Northern light
- Bathroom with a shower over the bathtub, toilet and vanity basin
- Under the home you will find the laundry and a workshop/storage area. There is ample space to store additional vehicles and belongings
- Big fully fenced yard – lots of space for the kids and pets to play
- Complete side access – lots of room for a shed if desired (or even a pool)
- Extras include; modern electric hot water system, tiled roof, hardiplank panels

3 1 1 640 m2

<b>Price</b>	SOLD for \$360,000
<b>Property Type</b>	Residential
<b>Property ID</b>	723
<b>Land Area</b>	640 m2

#### Agent Details

Rachele Jones - 0432 834 733

#### Office Details

Clontarf  
48 Hornibrook Esplanade Clontarf QLD  
4019 Australia  
07 3283 6737



on the exterior, under the original floor coverings are wide timber floorboards - great to polish.

The location is quiet and well-kept and schools, shops and the beach are all nearby. The home has been well cared for but could be made even better with a little vision and some hard work.

Vendor serious about selling will consider all serious offers.

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