



30A College Road, Clontarf



Colonial Cottage on the Park

This neat and sweet brick home sits pretty opposite lush parkland in a quiet family friendly pocket of Clontarf. The home is neat and tidy, light and bright and ready to go. The current owner has loved living here but the time has come to move to the next stage offering a new buyer the chance to love this home as much as the last. If you are looking for a quality low maintenance home this could be the one you are waiting for.

The property features:

- Ornate ceiling cornices and ornate ceiling roses in the formal rooms. The character of the home is further enhanced by the lovely timber fretwork and French doors.
- Air conditioned formal lounge room at the front of the home. This space lead directly to the front porch and overlooks the parklands
- Formal dining/study/ reading nook opposite the formal lounge
- Open plan family, kitchen and dining room.
- Modern kitchen with breakfast bar, gas cooktop, rangehood, microwave nook, double sink, dishwasher, ample bench space and lots of storage. The kitchen leads to the rear outdoor entertainment area
- 3 spacious bedrooms, of which 2 have with built in robes. The air conditioned master bedroom has an ensuite with large vanity basin, heat lamp, exhaust fan, shower and a toilet.
- 3 way family bathroom with a wash basin, separate toilet and a separate shower over a spa bath
- Internal laundry
- 1 car garage with remote control door
- North facing covered entertainment area
- Fully fenced 342sqm block with lovely establish gardens
- Extras include: gas hot water, water tank, front entry porch to sit and watch the

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Price SOLD for \$461,000
Property Type Residential
Property ID 926
Land Area 342 m2

Agent Details

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Office Details

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kids in the park, little bit of grass at the back for the kids and pets to play, iron roof, security screen on the front door and bedroom windows, NBN Ready, paved courtyard at the side the home, additional space for off street parking inside the front gates

Positioned within walking distance to schools, shops and public transport this one is a must see. There is also easy access from here to the highway north and south and just a short trip in the car will bring you to the waterfront.

My vendors' instructions are clear to present all serious offers.

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