



## FOR SALE

### DEVELOPMENT POTENTIAL - CLONTARF'S BEST VALUE!

Located in downtown Clontarf, this site offers a fantastic opportunity for the astute investor or business owner. Currently returning \$375 per week.

#### Land:

- Current use is residential
- Zoned for industry
- 809m<sup>2</sup> lot
- 18.9m frontage
- Fully fenced

#### House:

- 3 bedrooms
- 1 Bathroom
- Kitchen
- Open plan living and dining (tiled)
- Front porch
- Secure shed

Don't hesitate calling Adam on 0412 291 364 (Kindred Property) or Mike (Homes4U) for further information.

Property Code: 987

3 BED | 1 BATH | 1 CAR

PRICE:  
\$300,000

OPEN FOR INSPECTION:  
N/A



**Mike Smithers**  
**0402221163**  
mikesmithers@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)