



**SOLD**

## REDCLIFFE GOLF COURSE FRONTAGE.

Rarely does property hit the market with direct golf course access, only walking distance to so many amenities and easy access to both the airport and city alike.

This lifestyle is a 'golf-lovers paradise'! Drive your golf buggy straight out the back gate for a few holes after work and perhaps to the clubhouse to re-hydrate, or one of the many restaurants which adjoin for dinner. Walk the course with the kids for Saturday afternoon lessons and be part of Brisbane's best sub-junior golfing program - sure beats computer games!

5 Valerie St, Clontarf has been fully renovated from top to bottom and is ready to move straight in and enjoy.

Upstairs features;

- Open-plan living with covered veranda off the lounge and large insulated deck off the dining and kitchen - the perfect setting to entertain with great views over the course.
- 3 built-in bedrooms, 2 with access to their own private balcony.
- Separate bathroom and W/C + ample storage.
- Great cross-ventilation is assisted by large fully screened windows and doors and ducted A/C and ceiling fans.

Downstairs utility rooms include;

- Large air-conditioned rumpus room with its own veranda.
- 2 further rooms, ideal for gym, office, hobbies or accommodation.
- Brand new bathroom with shower and toilet adjacent to the laundry.
- The garage is drive-through and could allow parking for 1 large and 2 smaller cars, or simply provide a well-ventilated additional workshop space.

The 809sqm block provides ample room for a pool, side access to the back yard and a double carport for further boat or van storage + a large secure workshop/storage room, complete with electric roller door, is the perfect place to house your golf buggy!

Don't miss your opportunity to secure a true lifestyle property which meets the requirements for young families, right through to those enjoying their retirement years. This truly is a home you will never want to leave!

Contact Mike today to arrange an inspection.

**3 BED | 2 BATH | 5 CAR**

**PRICE:**  
\$780,000

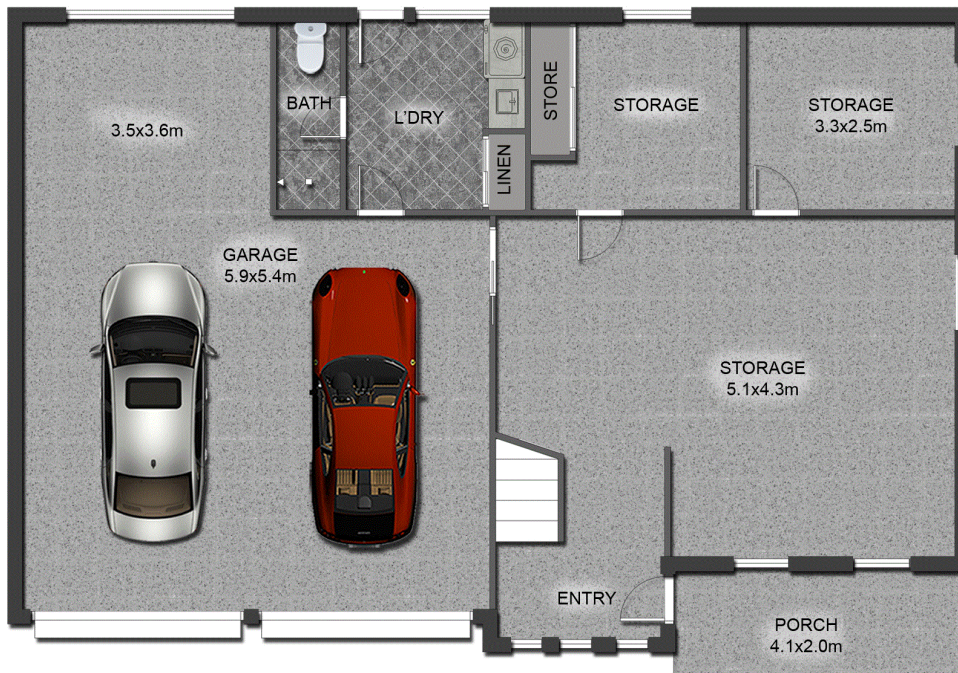
**OPEN FOR INSPECTION:**  
N/A



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



### UPPER LEVEL



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.