

18 ALICE ST, CLONTARF, QLD, 4019



**SOLD**

**OPEN SATURDAY 1-1:30PM.**

759sqm - Golf Course Precinct. The Perfect Start & Priced To SELL!

The location can't be beat, a short buggy-ride to the Redcliffe Golf Course and walking distance to the waterfront and boating facilities, schools, (primary & secondary), shopping centres, restaurants and medical facilities, yet only 30 minutes to the Brisbane CBD and 20 to international and domestic airports. The new railway station is less than 10 minutes away.

Offered for the first time in over 45 years, there is real opportunity here for new owners to add their own touches to this much-loved family home.

Features include;

- Multiple living areas offering space for everyone
- New modern bathroom with floor-to-ceiling tiles
- Large family dining area
- Practical kitchen with a huge amount of storage
- Air-conditioned living and master bedroom
- Covered deck overlooking landscaped yard
- Downstairs offers additional protected outdoor entertaining
- New roof, insulation, gutters & downpipes

The ground floor is a blank canvas offering huge potential for dual living or the ideal setting for a home-based business with plenty of off-street parking.

The backyard is a secure oasis offering fruit-bearing trees such as mandarins, kaffir limes, olives, mulberry and a good sized macadamia tree - The perfect place for kids to explore and play.

**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$470,000

**OPEN FOR INSPECTION:**  
N/A



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TOTAL APPROX. FLOOR AREA 166 SQ.M.



Whilst every attempt has been made to ensure accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to this operability or efficiency can be given.

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.