



# FOR SALE

## 825M BLOCK WITH ROOM TO MOVE.

Set amongst other quality properties within a quiet street, this single level brick and tile home will be the perfect place for a young family, or perhaps empty nesters, with space aplenty for caravans, boats, and kids to play. A modern renovation has transformed this 1980's brick and tile residence with creature comforts and quality inclusions throughout.

Features Include;

- \* Modern kitchen with Caesar Stone benchtops
- \* Stainless steel oven with gas cook top
- \* Huge fully fenced backyard
- \* Security screens throughout
- \* Brand new bathroom and toilet areas
- \* Full floor to ceiling glass door and mirrored built-ins
- \* Polished timber floors throughout
- \* Single lock up garage with internal access
- \* Internal laundry with 2 way access
- \* Front and rear patio area
- \* Split system air conditioning
- \* Garden shed at back of property
- \* Solar hot water

This property is sure to be sought-after by both owner-occupiers and investors alike, with a great tenant in place and loads of room in the yard for the addition of a granny-flat for family convenience or additional income (s.t.c.a.).

Contact Mike by phone or email to arrange an inspection today.

Property Code: 1545

3 BED | 1 BATH | 1 CAR

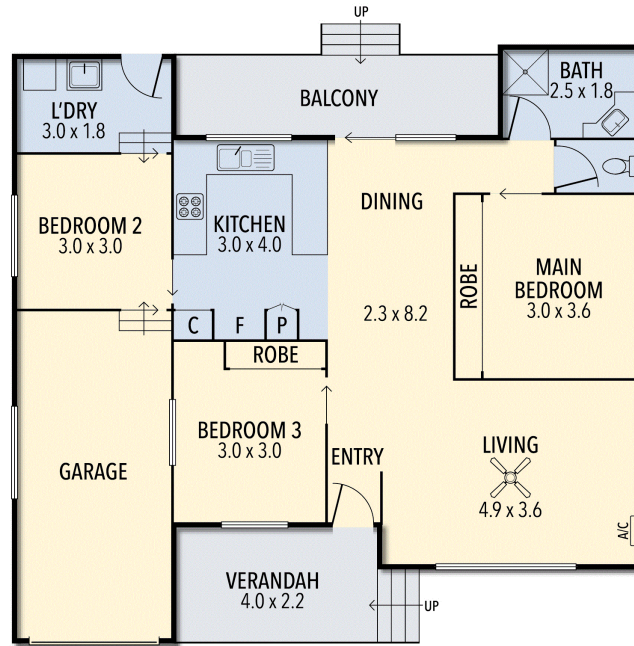
PRICE:  
\$450,000

OPEN FOR INSPECTION:  
N/A



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## 34 WARATAH DRIVE CLONTARF



TOTAL APPROX. FLOOR AREA 113 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.