



**SOLD**

## GOLF COURSE BARGAIN - WALK TO THE WATERFRONT.

Huge potential, at a bargain-basement price for golf-course living.

Situated at the southern end of the Redcliffe Peninsula, 35 Valerie St Clontarf is walking distance to waterfront parkland, boat ramp, fishing platforms, shops with 2 supermarkets, restaurants, medical center and both primary and secondary schools - "A convenient location" is an understatement.

The split-level home is hardwood framed with a brick base and offers direct access to the award-winning Redcliffe Golf Club.

The lower level air-conditioned utility room would make a great rumpus room for the kids, or perhaps a hobby room with access to the large laundry/shower and separate toilet. A sliding glass door provides access to the backyard.

The middle level is a haven for family living. An air-conditioned formal lounge at the front could also double as a media/tv room with a spacious kitchen and family room overlooking the golf course to the rear. Glass stacker doors provide access to the spacious covered deck. A well thought out design that will be a genuine entertainers' paradise.

The upper level offers 3 air-conditioned bedrooms and an original bathroom with a separate toilet.

Externally there is access to the backyard where a double garage/workshop and single carport offers ample secure storage for a golf buggy, boat or camper-trailer. The double carport at the front of the property offers high clearance for caravans or boats and almost 8m in length.

The original dwelling was built in the late 60's, extended in the 80's and the modern kitchen and large covered deck were a recent addition. A 5kw 'back to grid' solar power system ensures your power bills are kept to a minimum. There is now potential for the new owner to cosmetically renovate and add their own touches to this spacious family home.

Contact Mike to arrange an inspection of this lifestyle property today.

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

**PRICE:**  
\$605,000

**OPEN FOR INSPECTION:**  
N/A



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35 VALERIE STREET CLONTARF

AREA: 260m<sup>2</sup>

All measurements are approximations with minimal tolerance, displayed in metres.

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.