



# FOR SALE

## GET READY TO RENOVATE!

Huge potential to renovate and profit!

This tri-level home is unique in its layout - bottom level contains garage, office, laundry and second shower and toilet. Middle level consists of massive lounge area with open plan kitchen and dining, leading out to an undercover entertaining area. The upper level has 3 large bedrooms and the family bathroom.

The location is great, set within a quiet tree-lined street, only a short walk to both pre, primary and secondary schools, shops and the waterfront.

- \* 3 large bedrooms all with ceiling fans
- \* Separate office
- \* Polished timber floors throughout
- \* Air-conditioned living
- \* Spacious kitchen with dishwasher
- \* Bathroom has a bath and separate shower
- \* Good sized front verandah
- \* Rear covered entertaining deck
- \* Inground pool
- \* New Chlorinator, pool pump etc
- \* Internal access from garage
- \* Side access
- \* Fully fenced

Both the home and pool will benefit from a renovation, but after the current market correction there is huge potential to renovate and profit. There are great tenants in place so this property is bound to be sought-after by investors and owner-occupiers alike - contact Mike today for further information and to schedule an inspection.

3 BED | 2 BATH | 1 CAR

PRICE:  
\$650,000

OPEN FOR INSPECTION:  
N/A



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FLOOR PLAN

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4 Mavor St, Clontarf QLD 4019

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.