



FOR SALE

PROPERTY FOR ALL BUYERS

Welcome to 31 Hill Parade. This family home is situated on a 572m² block and boasts 3 spacious bedrooms, all equipped with built-in wardrobes to ensure ample storage. Additionally, there is a smaller 4th bedroom that could also be used as a study, perfect for working from home. The open plan living and dining area provides a bright and inviting space for family gatherings and everyday living and has a large covered outdoor area that is perfect for alfresco dining and entertaining or enjoying the sea breezes with an afternoon beverage to unwind.

A good-sized bathroom featuring a double vanity and a large shower.

A 6x4 studio/teenage retreat provides a versatile space for various options which include a games room, workshop, hobbies room or an extra living space. Attached to the back of the studio is a shed measuring 4x3, offering additional storage.

The property comes with a fully fenced yard, ensuring privacy and a safe space for pets and children. There is also plenty of room for off-street parking for up to 5 vehicles, including space for a boat or caravan. This home is designed to cater to all your family's needs, providing ample space, modern amenities, and a comfortable living environment. Perfect for all types of buyers. 31 Hill Parade is in a great location and is close to shops, schools both public and private, daycare, Pelican Park boat ramp, Redcliffe golf course, Bramble Bay bowls club and the Belvedere Hotel and only a short drive to the Redcliffe CBD.

Rental appraisal \$650-\$680 a week.

Don't miss the opportunity to make this home yours! Don't delay, contact Dave today to arrange your inspection.

4 BED | 1 BATH | 1 CAR

PRICE:
INVITING OFFERS

OPEN FOR INSPECTION:
N/A



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3 1 5

Internal Floor Size : 228m²

31 Hill Parade, Clontarf

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**SIMMS
AGENCY.**
REAL ESTATE & STUD

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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.

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