

Sold



37 Alkooie Avenue, Clontarf



## Spacious Dual Living and Room For The Caravan

If you have struggled to find a dual living home that is solid, spacious and well designed this one will not disappoint. The current family has really planned the two levels of the home well and without compromise. The property is positioned on a 685sqm corner block in a quiet residential area amongst other well-kept homes. The home is move in ready – all the hard work has been done.

Upstairs:

- Polished timber floors, freshly paint, new window furnishing and ornate cornices throughout
- Large modern kitchen with stone benchtops, dishwasher, appliance nook, breakfast bar, wall oven, gas cooktop, rangehood, double fridge cavity and ample bench and storage space

5 2 4

685 m2

**Price** SOLD for  
\$635,000

**Property Type** Residential

**Property ID** 1216

**Land Area** 685 m2

### Agent Details

Rachele Jones - 0432 834  
733

### Office Details

Clontarf  
48 Hornibrook Esplanade  
Clontarf QLD 4019 Australia  
07 2202 6727

- Dining area adjoins the kitchen and leads to the back verandah
- Large open plan lounge links to the dining and kitchen
- Study at the front of the home
- 3 large bedrooms with built in robes. The master bedroom is air conditioned. The other 2 bedrooms have ceiling fans
- Family bathroom with a bath, shower and a vanity basin with storage. The toilet is separate
- Large covered north facing deck at the front of the home

#### Downstairs

- Legal ceiling height throughout
- Freshly painted and new carpet
- Modern kitchen with electric cooktop, dishwasher, wall oven, and heaps of storage
- Carpeted lounge and dining with direct access to the rear courtyard and reverse cycle air conditioner
- Large modern bathroom with shower, vanity basin and toilet
- 2 carpeted bedrooms with built in robes. One bedroom is air conditioned.
- Internal laundry with ample storage
- Tiled study nook
- This space is excellent of the extended family or home business with its own private entrance and exit.
- 1 car lock up garage the remote-control door and internal access into the home

#### Extras:

- Tall and wide high-top carport at the side of the home – great for the caravan or boat and nice and secure
- 2 car carport
- Inground swimming pool with pool blanket and new pool pump
- Large covered entertainment area overlooking the gardens and pool
- Large paved courtyard at the rear of the home
- Lock up garden shed plus lock up workshop
- Fully fenced 685sqm block
- Crimsafe security screen doors and windows

- Gas hot water downstairs and solar hot water upstairs
- 1 x 5000L nad 2 x 3000L rainwater tanks for the gardens
- New colourbond fencing
- Termite barrier for added peace of mind
- Reroofed 18 months ago and ceiling insualtion has been added

The location is elevated and quiet and there is even a park down road. Shops, schools, public transport and even the waterfront are all just a short trip in the car away. This one deserves an inspection. The home is neat and tidy and ready to go. My vendors are realistic and ready now to do business.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*