



**38 Weaver Street, Clontarf**



## Renovated Classic on a Corner Block

This traditional beach shack has undergone a trendy reno to bring it into the modern age. The current owners enjoyed living here, kicking the ball in the back yard, walking the kids to school and taking an afternoon stroll to the beach before they headed south to be closer to family. The property is now currently rented to a great young couple who enjoying living here and maintain the property well. The hard work has been done inside and the outside really is a blank canvas – add a big shed and pool, huge entertainment deck at the rear or even undertake extensive renovations to make the floor plan bigger. Investors would also appreciate the ability to add a granny flat (STCA) and increase the rental returns down the track.

The home features:

- Timber floors and high ceilings
- Trendy modern kitchen with great storage, dishwasher, electric oven, ceramic cooktop and practical bench space
- Small dining room adjoins the kitchen
- Lounge at the front of the home
- 3 big bedrooms, the master with robes. 2 have fans and the main bedroom is air conditioner
- Bathroom with shower over the bath and separate toilet
- 2<sup>nd</sup> bathroom and laundry combined with walk in shower and toilet
- Large east facing covered entertainment area at the front of the home
- Fully fenced 582sqm block
- 2 lock up garden sheds/workshops
- Easy side access, two street access, with plenty of room to park multiple vehicles, vans and boats off road

There are ample options here with great tenants already in place on a fixed lease. Continue to rent this one out while you land bank for the future – build your dream

3 2 582 m2

<b>Price</b>	SOLD for \$415,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1395
<b>Land Area</b>	582 m2

### Agent Details

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### Office Details

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home in this elevated, flat block with two street access (wide frontage) or even look at developing a duplex set or work with the existing plan.

The position is great and within walking distance to schools, shops, public transport, parks and even the waterfront.

Vendors circumstances have changed and this one needs to be sold.

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