

Sold



28 Duchess Street, Clontarf



## Modern Build – Quiet Location

Positioned at the end of a quiet cul-de-sac and only 4 years old this home is a rare find for the area and you will need to be quick. Built in 2017 by the well regarded OJ Pippin Homes this one is perfect for those looking for a low maintenance lifestyle and quality fittings and fixtures.

The home boast:

- Open plan kitchen, dining and family room leads to the rear patio and backyard. This space is tiled and air conditioned.
- Modern kitchen with stone benchtops, gas cooktop, rangehood, electric oven, dishwasher, large island bench with breakfast bar and double fridge cavity
- Additional lounge at the front of the home (2<sup>nd</sup> living room)
- 4 bedrooms with built in robes and ceiling fans. The master bedroom is air conditioned, has a walk-in robe and private ensuite with shower, vanity basin with stone benchtop and

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423m<sup>2</sup>

**Price** SOLD for  
\$562,500

**Property Type** Residential

**Property ID** 1485

**Land Area** 423 m<sup>2</sup>

**Floor Area** 212 m<sup>2</sup>

### Agent Details

Rachele Jones - 0432 834  
733

### Office Details

Clontarf  
48 Hornibrook Esplanade

toilet

- Family bathroom with a shower, bathtub, and vanity with good storage and a stone benchtop. The toilet is separate
- North facing covered and tiled rear entertainment area overlooks the low maintenance backyard
- Fully fenced 432sqm block
- 2 car garage with remote control door and internal access into the home
- Extras include security screens, ceiling fans throughout and internal laundry with storage

This one is neat and tidy and the home has been well cared for. Perfect for those starting out, slowing down or a young family looking for a home to move in and love without the maintenance of an older home.

Schools, shops and public transport are all nearby the street is lovely and quiet.

Vendors welcome all serious offers.

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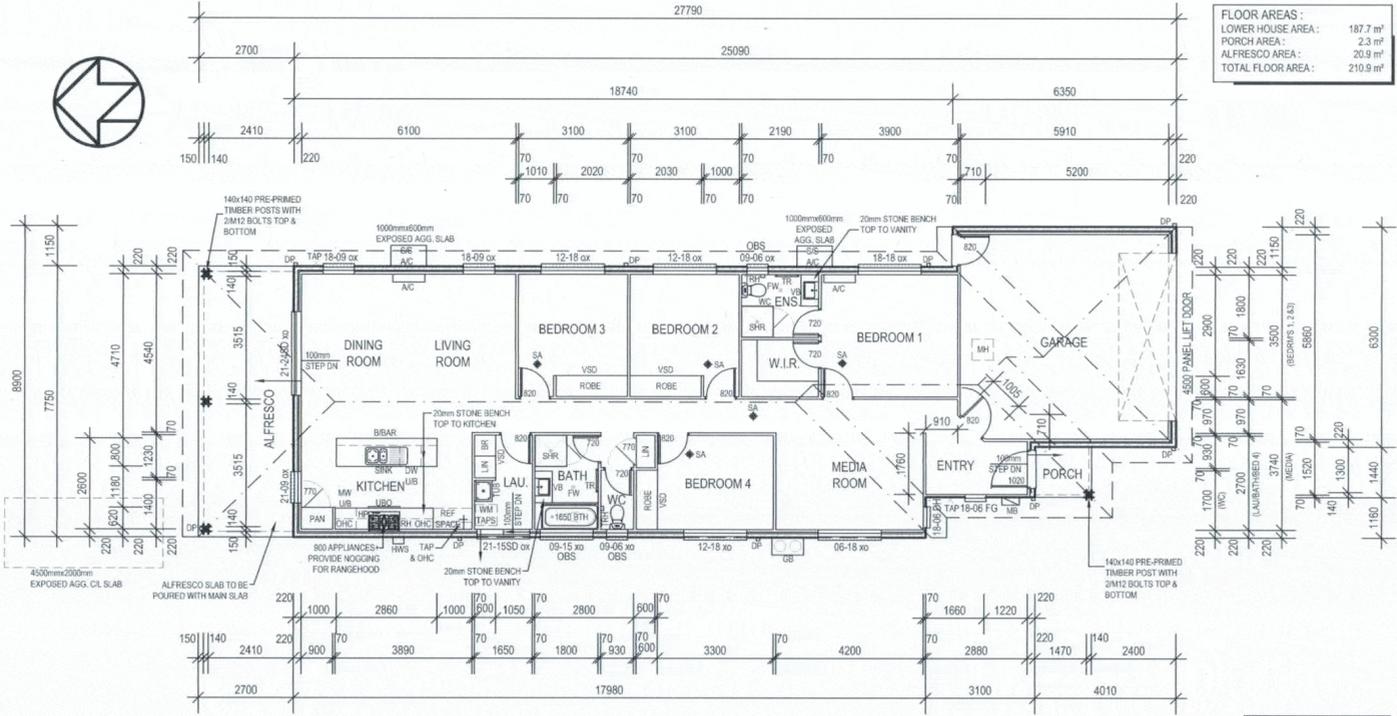
Clontarf QLD 4019 Australia

07 3283 6737



INFORMATION BOX :	
ROOF PITCH :	22.5°
ROOF OVERHANG :	450mm
CEILING (NOMINAL) :	2400mm
ROOF TYPE :	SHEET

FLOOR AREAS :	
LOWER HOUSE AREA :	187.7 m <sup>2</sup>
PORCH AREA :	2.3 m <sup>2</sup>
ALFRESCO AREA :	20.9 m <sup>2</sup>
TOTAL FLOOR AREA :	210.9 m <sup>2</sup>



OWNER'S APPROVAL	
SIGNATURE	DATE
SIGNATURE	DATE

**FLOOR PLAN**  
00002000

**Completion**  
**Whippin homes P/L**  
APPROVED  
QBSA Lic. 1209968 AEN 50 150 026 921  
Unit 3, Building 6, 205 Lelcho Rd, Brendale, Q

No.	REVISIONS
A.	PRELIMINARY DESIGN - 16/11/2016
B.	WORKING DRAWINGS - 31/01/2017
C.	SLAB HT. AMENDED TO MATCH ENGINEERING - 12/04/2017

HOUSE TYPE  
**YARRA 210**  
ELEVATION  
**A**  
GARAGE SIDE  
**RHS**

CLIENT  
**PROPOSED DWELLING  
LOT 10 DUCHESS STREET  
CLONTARF**

SCALES (A1 A3 SIZE)  
1 : 100  
0 1000 2000

JOB No.  
**16139**  
SHEETS TO TOTAL No.  
**2** OF **13**  
PREPARED BY  
**JB / AY SP290752**  
PROJECT DATE  
**N2 NOV '16**

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