



2 Lane Street, Clontarf



2 Lots on 2 Titles, Super Close to the Water RARE!

If you are looking for a property with endless options, this one is amazing! Located just 1 property from the water this one is perfect for a savvy buyer seeking valuable land in an area of high future growth. The property features a large 6-bedroom home with water glimpses on 486sqm block plus an additional lot of 405sqm sitting right beside it (a total of 891sqm less than 100 meters to the beach). Image a large family home with an outdoor area to die for – pools, sheds, room for the boats and caravans plus yard for the kids to play. Alternatively put on your property developer hat and keep the main home and sell off the additional block or knock down the original home and build 2 new properties or look to build a multistorey development ('Urban Neighbourhood Precinct' zoning with up to 27m height).

This one is still owned by the original family who built the home and moved in in April 1971 – First time on the market. In such a great location with the beach over the back fence, shops, schools and public transport all on the doorstep you really don't need to leave. The original home is in a great condition and features a functional layout. You can simply move in and enjoy.

The property features:

- Lot 1 – currently yard space with a 2 car shed 405sqm
- Lot 2 – main home 486sqm block

The current home boasts:

Upstairs:

- 5 large bedrooms, most with ceiling fans, one with air conditioning and one with a built-in robe
- Family room/lounge at the rear of the home. This space leads directly to the outdoor and has water glimpses

6 2 6 891 m2

Price	SOLD for \$1,200,000
Property Type	Residential
Property ID	1850
Land Area	891 m2

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- Family bathroom with shower, bathtub and vanity basin. The toilet is separate
- Internal stairs link the 2 levels of the home

Downstairs:

- Huge lounge and casual dining room. This space is air conditioned and flows to the covered outdoor area and yard. Part of this room has been partitioned to make an additional day bed or home office space
- 1 large bedroom
- Combined bathroom and laundry with shower and separate toilet
- Huge modern kitchen with great storage electric wall oven, ceramic cooktop and large pantry
- Formal dining room adjoins the kitchen and links the 2 levels of the home

Extras:

- Security screens on the windows and doors
- 10,000 litre water tank
- Large north facing covered entertainment area which could also double as additional car accommodation for 4 vehicles
- 2 car shed
- Additional shed (great storage, hobby space or bring the tinny or camper)
- Fully fenced 891sqm block on 2 lots with 2 titles with great side access
- Heaps of room for the kids and pets to play and even room for a pool

Develop this one or love it just as it is – But rest assured this is a once in a lifetime opportunity!

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