



11 Arizonica Dr, Clontarf



DUAL SIDE ACCESS- LEGAL HEIGHT DOWNSTAIRS !!

This classic two-level solid brick and tile home is located in a tree lined street, in a sought after, elevated area of Clontarf has been lovingly cared for and this is the First time offered for sale since it was built. Yes, it is as good as it looks, "Perfect for your family"

Dual side access is available from this property making it ideal for that family that has all the toys or you want to build that shed or inground pool you have always dreamed of.

The moment you walk inside, you will feel right at home and see the care that this home has had from when it was built.

Downstairs you will be surprised by the space and potential this area has with legal height and is ideal for someone wanting to run a home business or just looking for extra space to create a fabulous teenage retreat or dual living situation. Potential is here to add a bathroom and so much more.

With internal stairs you lead up to a lovely and inviting area where you can enjoy the bay breezes from your enclosed front balcony that leads out from the spacious living area.

The home comes with a spacious and modern kitchen with ample bench space and cupboards that overlooks your dining area all with electrical appliances.

Upstairs you have 3 very spacious bright and airy bedrooms, 2 with built in cupboards and the 3rd is still big enough to have them built in.

The family bathroom comes complete with separate bath and shower which has all been cared and maintained.

If you are worried about summer coming you need not worry as the upstairs level of this home has ducted air conditioning throughout.

3 1 4 607 m2

Price	SOLD for \$745,000
Property Type	Residential
Property ID	1880
Land Area	607 m2

Agent Details

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Office Details

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Some of the other features are:

Dual Side Access

Fully fenced block

Hilltop outlook catching sea breezes

Ducted Air con

Timber floorboards under carpet

Move in Ready

Garden Shed

Internal and external stairs

Legal height downstairs

Double lock up garage with ample storage and space

Large living area

Plenty of potential downstairs to add a bathroom and convert into more bedrooms if required.

Investors there is Potential of a rental return of over \$600 per week with room to achieve more with some improvements.

The location of this property is surround by established well cared for homes and is close to schools, beaches, transport, shopping, childcare centres. You will just love the area being so convenient to all facilities

I am proud to present this home for sale for the first time since it was built as 11 Arizoinca Drive Clontarf presents like no other on the current market,

Don't delay contact Leisa Lowe from Jan Jones Real Estate today to inspect as I am sure you will fall in love with it.

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