

Sold

## 138 Elizabeth Avenue

138 Elizabeth Avenue, Clontarf



### LAND OPPORTUNITY

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This old girl has had a hard time and need to be pushed over but the land is highly desirable. If you are looking for a piece of land to get a fresh start, build a lovely new home, develop a small unit complex or create space for your home business within walking distance to the beach, here is your opportunity.

The block is a total of 582 sqm of land with a frontage of 16.3 meters and a depth of 35 meters. The rectangular shape of this flat block of land gives you multiple options. The home sits in in the Suburban Neighbourhood Zoning meaning the Moreton Bay Regional Council allows the construction of dwellings such as traditional homes, units, home based business and dual occupancy designs with a building height of 8.5 meters. A call to the council will step you thought the range of options.

Located within walking distance to a bus stop, schools (secondary and primary as well as childcare), shops, sporting facilities, medical facilities and even the beachfront, the location is very central.

The existing property needs urgent and extensive repairs. In fact, even the stairs to get you in are rickety. Unless you are an extremely experienced at renovating this one is a lot of work. Please note that it certainly cannot be rented in its current state and needs more than paint and floor covering. The internal décor is original.

My vendors are keen to see this one go and at this price it won't last long.

NB: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is

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<b>Price</b>	SOLD for \$460,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1918
<b>Land Area</b>	582 m2

#### Agent Details

Rachele Jones - 0432 834 733

#### Office Details

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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.