

Under Contract



**32 Kalimna Dr, Clontarf**



## SPLIT LEVEL BRICK HOME- IDEAL FAMILY HOME

Tucked away in a highly sought after location in Clontarf sits this family home at 32 Kalimna Drive Clontarf where you are on an elevated street that certainly captures beautiful bay breezes all year round.

This original brick and tile split level home is an absolute gold mine bursting with potential and is ready for you and your family to move straight in and start planning your small updates if you choose to. Add a shed or a pool, even a granny flat and still have room for your boat or caravan.

What has been a well-loved family home for many years is now a potential-packed real estate opportunity, with an abundance of space and features within.

With a functional and family friendly layout, the house has a nice separation between bedrooms and living space, with a lovely sun room at the front of the house, and a practical kitchen, dining, and living room at the first level that is all separate from the rest of the home.

The kitchen is a generous size, with ample storage and plenty of bench space, electric cooktop, plus a connected door leading to your double garage which is currently being used as a 2nd dining and living area that comes complete with a 2nd bathroom and utility room with space to potentially improve and make this a master suite or teen retreat. Maybe you would like to work from home as it has its very own entrance which can easily be changed back with a roller door. Endless possibilities.

All three bedrooms are on the upper split level, they are all well sized with built-in wardrobes and the main bedroom having a ceiling fan.

The 3 bedrooms are serviced by a family friendly main bathroom with a combined shower over bath, as well as a fully separate toilet. Plenty of linen and storage space off the main bathroom.

Stepping outside to the back yard you will find a massive covered outdoor

 3  2  2  607 m2

<b>Price</b>	Offers Over \$795,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2172
<b>Land Area</b>	607 m2

### Agent Details

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entertaining area, adding to the family friendly potential, as well as a garden shed, and ample space to build that shed and pool you have always dreamt about. You may even want to build a granny flat as there is plenty of room, (subject to council approval)

The yard is fully fenced and is just waiting for your family pets to run in the backyard with your children.

Some of the many features are:

- Split level brick home
- Homely feel as you walk into the lovely living area
- Lovely front sunroom
- Three bedrooms
- Great sized family bathroom
- Spacious kitchen with electric appliances
- 2nd Bathroom and toilet
- Large laundry area
- Utility room
- 2nd Living and dining area or 2 car accommodation
- Fenced 607sqm block- bring your caravan or boat !
- Timber flooring under carpet
- Large outdoor entertaining space overlooking the lush backyard
- Amazing potential to add your own personal touch
- Close to schools and public transport, park is only 30mtrs walk and only a few minutes drive to the waterfront

While it's no secret this property is in a prime Redcliffe Peninsula position, the lucky buyer who secures this property will be set up as the breezes are a dream in this location.

There is the opportunity to revamp and make this your dream home or move straight in and enjoy living in this sought-after location.

This is one property you definitely need to see, so don't miss out!

Contact Leisa Lowe today to find out how to make this your forever home today.

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