

Sold



**52 Gerald Avenue, Clontarf**



### WALK TO THE WATER - POOL - SIDE ACCESS

Location is important when selecting a home and this home is a short walk to the waterfront and parkland. It could do with some renovation but the bones are good and the hard work outside has been done.

Features:-

524m2 block.

Colorbond roof and a 2.2KW solar system.

Lovely shady front verandah.

Open plan living area and kitchen with air conditioning.

900mm gas stove with 6 burner element.

Large front bedroom with fan will fit a queen size bed.

Large bedroom with built in robes.

Sleepout which is ideal for an office or child's bedroom.

Bathroom with shower over the bath and a vanity.

Laundry and toilet.

Entertainment area overlooking the inground saltwater pool and spa.

Two rainwater tanks totaling 9,000 litres.

Gas hot water system,

Side access to a high double carport.

Large garden shed.

Walk to Grace primary school, bus transport and doctor's surgery.

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<b>Price</b>	SOLD for \$402,000
<b>Property Type</b>	residential
<b>Property ID</b>	616
<b>Land Area</b>	524 m2

### Agent Details

Jan Jones - 0439 758 867

### Office Details

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