

**13 Thomas Street, Clontarf, Qld 4019**

**Jan Jones**

**House For Sale**

Wednesday, 29 November 2023

13 Thomas Street, Clontarf, Qld 4019

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 696 m2**

**Type: House**



Rachele Jones

0432834733

## Offers Over \$689,000

This absolute gem sits on a 696sqm corner block just 8 doors to the waterfront – a rare find. On your doorstep is the beach, cafes, shops, the Belvedere, parklands, kilometers of walking tracks, public transport and quality schools. This one offers a range of options. Live in an enjoy as is, renovate, invest, or simply landbank for the future – you can't go wrong in this prime location! Potential water views are on offer here too! The home features:

- Flat fully fenced 696sqm corner block with 2 street access.
- Lovely original features including high ceilings, French doors, polished timber floors, decorative ceilings, and casement windows.
- Freshly painted inside.
- 3 spacious, light, and bright bedrooms.
- Open pan lounge and dining.
- Modern kitchen with upright electric stove, double basin sink, decent storage, and a pantry.
- Renovated bathroom with a walk-in shower, vanity basin with storage and a toilet.
- Storage room, great for the home office if desired.
- Big internal laundry with a separate 2nd toilet.
- Spacious covered entertainment area overlooking the backyard.
- Near new iron roof, gutters, and ceiling insulation.
- Detached single lock up garage.
- Big yard – lots of room for extensions, additional dwellings (like granny flats), sheds, swimming pools or space for the caravan and toys.

Easy access in and out and lots of room for the kids and pets to play inside the fenced yard. The home is move in ready and perfectly livable as it is – it really is a sweet character home. Alternatively take advantage of the Next Generation Zoning and develop the land further – dual dwelling, duplexes, townhouses, even holiday letting (STCA). With a bit of planning, you could easily capture the ocean views from here – a great value add. The current family have held the property for the past 35 years, but circumstances have changed and this one needs to be sold. With a great location, a great block, and heaps of potential this one won't last long. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty of representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries. Property Code: 2092