

**3/15 Lane Street, Clontarf, Qld 4019**



**Apartment For Sale**

Wednesday, 7 February 2024

3/15 Lane Street, Clontarf, Qld 4019

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Michael Spillane

## For Sale Now

Is a relaxing sea-change calling you? We are seeing so many people making the decision to relocate to the water in 2024...and in this case, you could seize the opportunity to secure a real stunner of a property at 3/15 Lane Street, Clontarf! Situated within stone's throw from the incredibly popular Pelican Park and picturesque Clontarf Beach, is this truly special three-bedroom residence. It's a true rarity to find a unit in such an incredible location with oodles of internal and external space, a picturesque aspect with glimpses of the ocean as well as the Port of Brisbane and of course, simply stunning sea breezes! Lane Street is comfortably tucked in behind the hustle and bustle of the Hornibrook Esplanade...and this exclusive street provides only a handful of allotments, allowing for a quiet and family-friendly place to live. From viewing the lower level, you'll recognise that parking is a breeze - from the single garage with shelving to the ample street parking and uber-easy access to Pelican Beach - what a dream location! Make your way up to Unit 3...and one of the first things you will notice once you step inside is the 'homely' feel - this charming residence is adorned with natural light and paired with the stunning sea breeze you will instantly inhale. This spacious abode incredibly offers three generously sized bedrooms, two of which are fitted with mirrored built-in robes and ceiling fans...and there is also the addition of a split system air-conditioner in one of them. The lovely master suite also provides a mirrored built-in robe, a split system air-conditioner and a ceiling fan whilst the stylish ensuite features a vanity, shower and a toilet. In the main bathroom, you'll find a shower, toilet and vanity as well as a laundry and linen cupboard. You will also have the addition of a second linen or storage cupboard just outside. Head out to the recently upgraded kitchen - a gorgeous, contemporary space that offers 40mm diamond gloss bench tops, smooth 2-Pac cabinetry, a chic glass splash back, wine rack and dishwasher. There is also an integrated stainless steel microwave, a stainless steel oven and range hood as well as an electric ceramic cooktop. The beautiful black recessed double sink is a glamorous addition whilst your storage needs are covered with the corner pantry and oodles of space for a double door fridge! The fabulous kitchen overlooks the expansive open plan lounge and dining area, complete with split system air-conditioning and LED downlights - this delightful space is the epitome of luxurious comfort! With a seamless transition from the indoors to out, the 2-door security screen and glass sliders lead you straight out to the enormous balcony that features brand new tiles and wind down blinds for privacy and to allow all-year-round comfort - the ultimate living experience! With a vista this magnificent, there's no wonder the cleverly designed use of space has allowed equal amounts of outdoor and indoor living. We genuinely believe that 3/15 Lane Street is a 'true package' and we urge you not to miss your chance at securing this superb property...especially given the very affordable asking price! A full list of features include:

- Very quiet location with easy access to Pelican Beach
- Plenty of parking options from the single garage with shelving to the oodles of street parking
- Three generously sized bedrooms including the master bedroom with a mirrored built-in robe, split system air-conditioner, ceiling fan and an ensuite.
- Remaining two bedrooms fitted with mirrored built-in robes, ceiling fans and the addition of a split system air-conditioner in one of them
- Two neat and tidy bathrooms including the ensuite with a vanity, shower and toilet whilst the main bathroom provides a shower, toilet, vanity as well as a laundry and linen cupboard
- Peaceful and expansive open plan lounge and dining area with a split system air-conditioner
- Fabulously upgraded kitchen with 40mm diamond gloss bench tops, 2-Pac cabinetry, extra power points, a chic glass splash back, wine rack, dishwasher oodles of storage space with the corner pantry and room for a double door fridge. There is also a stainless steel oven, integrated stainless steel microwave, an electric cooktop, stainless steel rangehood and a glamorous black recessed double sink.
- LED downlights
- Fresh paint
- Enormous balcony with new tiles and wind down blinds
- Security screens out to balcony
- Picturesque views of the water and out to the Port of Brisbane
- Intercom system
- Electric hot water system and power board
- Only a few hundred metres to Pelican Beach, Pelican Park, walking and bicycle paths
- 20 minutes to Brisbane airport
- 35 minutes to Brisbane CBD
- Body corporate fees are approximately \$3,500 per year. Properties within this location, of this size and at this price point are selling at lightening speeds - whatever you do, don't miss out as these opportunities are now very rare!

The Michael Spillane Team' is best contacted on 0414 249 947 to answer your questions.