

**9 Lavelle Court, Clontarf, Qld 4019**



**House For Sale**

Saturday, 27 April 2024

9 Lavelle Court, Clontarf, Qld 4019

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 920 m2**

**Type: House**



Ben Smith

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## For Sale

Welcome to 9 Lavelle Court, where convenience meets comfort in this move-in ready residence. This masterfully updated property that exudes charm and functionality which is ideal for those seeking to gain a foothold in this sought after area. Offering a three-bedroom main residence, the property also boasts a self-contained granny flat- ideal for extended families offering dual living with ease. Seamlessly blending contemporary design with a well-thought-out floorplan all the hard work has been done. Stylish and sophisticated, the interior has been elevated with a new kitchen, luxurious bathroom updates featuring floor to ceiling tiles and new timber look floors in the bedrooms and living room. Freshly painted interiors compliment the floorplan giving the home a modern and inviting ambiance. Embrace easy family friendly living with the open plan living and dining room leading to the lounge. Complete with air conditioning and fireplace, the home has a warm and welcoming atmosphere that invites connection and comfort all year long. Imagine a life where indoor-outdoor living seamlessly blends, during lively gatherings, step out to the vast alfresco area to wine and dine friends, while the kids can explore the fully fenced backyard to their heart's content. Suited to the growing family, the property is positioned at the end of a quiet cul-de-sac and is just steps away from parks and is just 4 minutes to both Margate Beach and Bells Beach Park, ensuring enviable lifestyle living without compromise. Features:- 3 bedrooms with BIR- Large kitchen, multiple living spaces- Spacious laundry and plentiful storage- Front and rear alfresco spaces- Split system air conditioning and ceiling fans throughout- Security screens and doors - 3kw solar system fitted and 25-amp power supply- Rear is a 15m x 3m paved concrete patio with a built-in brick barbecue (LPG) - Elevated backyard with lush play areas- 6.8m x 5m granny flat with kitchen and bathroom - 10m x 7m two-car garage with a remote door and large workshop area - Wide concrete driveway to the road entrance.- Three garden sheds plus a 5,000L rainwater tank- New flooring, updated kitchen, and bathroom, freshly painted - Separate granny flat with kitchen, bathroom, air conditioning, and studio living space- Fully fenced backyard with paved sitting area and garden shed

Close to shops, schools, and amenities ensures convenience for everyday living, while easy access to the city and Redcliffe adds to the appeal of this location. Nearby parks are just a short 150-meter walk from your doorstep. The allure of this region is undeniable, with its pristine beaches, bustling cafes, and vibrant community atmosphere. Boasting strong demand from buyers and renters alike, Clontarf offers a lifestyle that is both relaxed and convenient, making it a highly sought-after destination. Located just 40 minutes from Brisbane, this alcuve offers great connection to the city, shopping precincts and recreational centres. Ready to be enjoyed, call the team, and open the door to incredible coastal living today.

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