

**Unit 2/3 Belvedere St, Clontarf, Qld 4019**

**Jan Jones**

**Sold Villa**

Wednesday, 23 August 2023

Unit 2/3 Belvedere St, Clontarf, Qld 4019

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**

**\$410,000**

A rare find, very well presented, low set brick and tile villa in a small block of only 6. An easy stroll to the beautiful shore of Bramble Bay, in a lovely sought after street, in a quiet and peaceful neighbourhood. Owner occupied, and very well maintained, this lovely home also boasts:-

- \* Nice sized lounge with air con, carpeted floors and overhead fan
- \* Modern kitchen with plenty of cupboards and bench space, double sink electric stove and range hood.
- \* Queen sized main bedroom with built in robes, carpeted floors, overhead fan and air conditioning
- \* Second bedroom is double sized with overhead fan, built in robes and carpeted floor
- \* Bathroom has upgraded walk in shower and nice vanity, skylight
- \* Separate toilet
- \* Separate laundry
- \* Single lock up remote garage with internal access to the villa
- \* Fully fenced rear courtyard

\* \$2,000 pa body corp, This home just needs a few little touches to bring it back to life, a new paint would work wonders, The entire roof has just been pressure cleaned and there is provision for new fencing for the rear courtyards. This fabulous villa is walking distance to the major shopping area featuring Aldi, IGA and Chemist Warehouse. Doctors and allied health professionals are walking distance also, as is the beautiful Clontarf Beach. Transport is also just around the corner, walking distance to primary schools. The access to the bridges and on to Brisbane is just minutes, you are on the Hornibrook before you know it. Please call to arrange your viewing of this very rare offer. Property Code: 2012