



13 Clarence Ave, Bli Bli



## Privacy, views and contemporary living

This designer built split level 4 bedroom plus study home offers space, style and comfort all in a location that lets you feel miles from anywhere and is still handy to everything. Elevated 1242sqm block means lots of room around the house.

- 4 bedrooms + office, 2 bathrooms, separate living areas
- High/raked ceilings and large windows. Abundance of space/light
- Well appointed kitchen and bathrooms, quality fittings throughout
- Stacker sliding doors connect mid level to covered deck and garden
- Oversized main bedroom upstairs with walk in robe and ensuite
- Generously proportioned rooms and lots of integrated storage
- Air-conditioning to open living area
- 1242sqm block with side access and room for just about anything
- Block is terraced making the most of the entire land parcel
- Established low maintenance gardens. Fenced for family/pets
- Downstairs lounge/media room has additional water/power in wall
- Possibilities for home base business or future self contained studio
- Local shops within Park Lakes, a little further to the new village centre
- Built mid-way on the block with open views
- Large block and elevated position for total peace and privacy
- Walk to new school, easy 12 minute commute to the CBD

🛏 4 🚿 2 🚗 2 📏 1,242 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2747
<b>Land Area</b>	1,242 m2
<b>Floor Area</b>	334.44 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

Maroochy North Shore Realty  
644 David Low Way Pacific Paradise,  
QLD, 4564 Australia  
07 5448 7700



- Land this size qualifies for a secondary dwelling (subject to approvals)
- Additional data & tv points throughout the home
- 10,000L water tank connected to laundry & toilets. Gas hot water

Good size rooms, separate living areas and purpose built office for daily function. High ceilings stacker doors and wide deck areas add flair as well as a feeling of space and freedom. The downstairs living area is the perfect media/lounge room, and with a few tweaks could easily be converted to a salon, home business or granny flat. A comfortable modern home on a large block with options for the future makes this a stand out opportunity.

Investment information:

Rates & water charges: Approx. \$3150/year

Permanent rental estimate: \$620/week

Maroochy North Shore Realty promotes healthy open homes.

Cant attend in person? Ask us for a complimentary video walk through or face time inspection

Did you know all our documentation is available online?

This includes the ability to sign contracts without printing or scanning (click/tap to sign)

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.