

**2 Kalimna Drive, Clontarf, QLD, 4019**



**House For Sale**

Saturday, 16 November 2024

2 Kalimna Drive, Clontarf, QLD, 4019

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Brett Viertel  
0419721231

## PERFECT RENOVATOR OR FLIP OPPORTUNITY IN PRIME PENINSULA LOCALE

Set just a stone's throw from extensive amenity in a treasured coastal location, this is an opportunity to add value like no other! Both a renovator's delight whilst providing a solid base for anybody seeking an entry level property in a thriving market, you'll be able to create the coastal home you always wanted whilst boosting value with ease!

Bringing hospitable warmth and classic features throughout, the floor plan boasts tremendous flexibility with generous sizing perfect for a modern restructure. Upstairs, large living and dining connect to a front balcony and well-scaled kitchen; plenty of storage, and generous bench space all in useable condition.

Three built-in bedrooms are on the upper level with the family bathroom in original, neat and tidy condition. Downstairs there is tremendous flexibility with the inclusion of a huge lounging space with kitchenette, three multi-purpose rooms of differing sizes and another bathroom; extending opportunity for potential dual-living or catering to a home business.

There is undercover entertaining in the private rear yard, as well as a large shed with roller door, open-air courtyard, fenced yard, tandem garage and gated driveway (4 car off street parking).

Perfect for anybody entering the property market as well as a superb portfolio booster for an investor, simple upgrades will have this property ready for tenants, with a strong rental demand and a brilliant location ensuring reliable income whilst you contemplate the incredible options at your disposal.

Wonderfully central to everything the Redcliffe Peninsula has to offer, you have schooling, shopping and dining in almost every direction. Major medical precincts and transport corridors are readily at hand whilst the extensive waterfront provides the coastal relaxation you seek!

- 683m<sup>2</sup>

- Renovator's delight with incredible profit potential

- Classic brick home with flexible layout and investor credentials

- Open-plan living and dining connecting to front balcony

- Large kitchen with good storage and wrap-around bench space

- Huge lower level living with kitchenette plus three separate multi-purpose rooms

- Two bathrooms plus separate powder room

- Covered outdoor entertaining with spa (not in use)

- Rear shed with roller door

- Tandem garage with gated driveway

- Central to extensive peninsula amenities including schooling, shops, dining and waterfront

- Council Rates \$525/Qtr

- Water Rates \$350/Qtr

- Rental Estimate \$700/Week