



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

Price	SOLD
Property Type	Residential
Property ID	2747
Land Area	1,242 m2
Floor Area	334.44 m2

Agent Details

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- 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.

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

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