



9 Lavelle Court, Clontarf




Dual-Living Potential on a Huge 920m2 Block!

Nestled in a peaceful cul-de-sac location, this beautifully updated property offers the perfect blend of space, versatility, and lifestyle. Set on an expansive 920m2 fully fenced block, this home is ideal for families, tradies, hobbyists, or those seeking additional accommodation options with a separate self-contained studio.

Positioned just one street from a local park featuring bike and walking paths that connect directly to the stunning Woody Point waterfront and the Moreton Bay Cycleway near Bicentennial Park, you'll enjoy an active outdoor lifestyle right at your doorstep.

Beautifully updated throughout, the home showcases quality luxury lino plank flooring laid over a fully levelled subfloor, delivering a contemporary and cohesive feel. Designed with practicality in mind, the spacious layout features a dedicated home office, generously sized bedrooms complete with built-in robes and ceiling fans, and reverse-cycle air conditioning to the lounge and master bedroom for year-round comfort and convenience.

The heart of the home is the extra-wide kitchen, designed to accommodate busy family life with ease. Offering generous bench

4  2  3 

FOR SALE

For Sale

VIEW

Sat 13th Jun @ 11:00AM - 11:30AM

AGENTS

Danny Mailer

0439 710 862

danny@ljhookerredcliffe.com.au

Leah Whetton

0436 817 658

Leah@ljhookerredcliffe.com.au

AGENCY

LJ Hooker Redcliffe

(07) 3897 5000

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 **LJ Hooker**

space and excellent flow, it connects effortlessly to the large laundry. The renovated main bathroom boasts a large walk-in shower, while a separate toilet adds everyday convenience.

One of the standout features is the fully tiled sunroom, enhanced by screened and lockable aluminium plantation shutters and dual access doors, creating a versatile indoor-outdoor living space perfect for entertaining or relaxing in comfort.

Step outside and you'll discover an abundance of space and practicality. The impressive 15-metre undercover patio provides the perfect setting for entertaining in all weather conditions, while the fully fenced yard offers a secure haven for children and pets. Additional features include three sheds, a 5,000-litre water tank, and a 3.6kW solar system to help keep running costs down.

For tradies, home business owners, or hobby enthusiasts, the double garage with dedicated workshop space and purpose-built cabinetry provides exceptional functionality.

Adding even more value is the separate self-contained studio, complete with its own kitchen, bathroom, private entry, and designated parking. Whether you're accommodating extended family, working from home, hosting guests, or exploring additional income opportunities, this versatile space opens up endless possibilities.

MORE DETAILS

Property ID	20H1GWZ
Property Type	House
Land Area	920 m2

Danny Mailer 0439 710 862

Principal | danny@ljhookerredcliffe.com.au

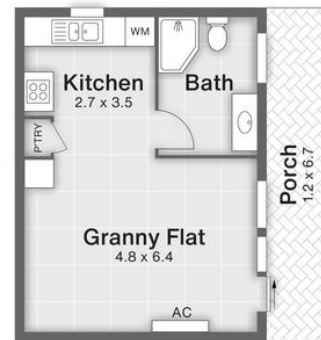
Leah Whetton 0436 817 658

| Leah@ljhookerredcliffe.com.au

LJ Hooker Redcliffe (07) 3897 5000

45 Redcliffe Parade, REDCLIFFE QLD 4020
redcliffe.ljhooker.com.au | reception@ljhookerredcliffe.com.au





(Not In Position)



9 Lavelle Court **CLONTARF**

4 | 2 | 162m²



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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