



Stunning Character Bungalow + AirBnB Studio + Two Garages, & All On A Corner Allotment!!



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## 46 Clark Avenue, Glandore

Sold for \$1,250,000 (Nov 14, 2024)

What a unique and rare offering this property is with its beautifully presented circa 1926 stone fronted character bungalow, an AirBnB Studio known as 'The Blue Door at Glandore' thus providing an extra income, plus a huge 9m x 5m garage, plus another 5.9m x 5m garage, and all on a generous 643m2 allotment!! Furthermore it is situated in this tree lined street within the very desirable suburb of Glandore with access to the tram just mere minutes away!

### Perfectly Presented Circa 1926 Stone Fronted Character Bungalow

- With an entry from the street through the large sliding gate leading to the ample parking options at the front of the home, this home has stunning street appeal with its stone façade and its feature shaped veranda typical of the bungalow style
- Upon entering the home through the heritage timber door, you are greeted into the central hallway with the polished timber flooring, and lofty ceilings complete with an ornate plastering and heritage light fitting
- The lounge room is a generous size and too has ornate ceilings, plus an inbuilt gas heater into the original fireplace with a heritage style timber surround
- The master bedroom is spacious in size, has a feature fireplace with timber mantle above,

**Property ID:** L31227997

**Property Type:** House

**Building / Floor Area:** 117

**Garages:** 2

**Open Parking:** 2

**Land Area:** 643.0 sqm

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built in robes, and the polished floorboards and ornate ceilings are continued from the hallway

- Bedrooms two and three are also spacious in size, each with built in robes, and bedroom two having a feature painted wall
- The bedrooms are serviced by the centrally located renovated bathroom complete with a relaxing bath with shower above, floating vanity with built in bowl, plus the wc
- The updated kitchen features a gas cooktop, dishwasher, ample preparation space with excellent underbench and overhead storage cupboards, stainless steel double sink with Puratap, a hidden appliance cupboard, plus the striking solid timber servery to easily serve meals to the separate dining room
- The laundry has also been updated with generous bench and storage space, plus the separate second toilet
- There is zoned ducted reverse cycle air conditioning for year round comfort
- Outdoor entertaining is under the brick paved veranda area which overlooks the low maintenance rear yard plus there is a tool shed too
- The main garage too has access from the side street and has an automated roller door and is a huge 9m x 5m with high access ideal for pop-top caravans, boats, or tradie vans with items on the roof racks, plus the second garage is 5.9m x 5m, also with an automated roller door

AirBNB Studio – ‘The Blue Door at Glandore’`

- This studio, which of course could be used as a teenagers retreat or for extended family, has previously been utilised as an AirBnB property.
- Still fully functional to do so with all remaining furniture included in the sale (there are a few minor presentation items that are not such as placemats and a wall mirror), and also included is the bed linen, towels, cutlery and crockery etc
- With it's own entranceway from Gazeby Street leading to the Blue Door with all hours access assured via the coded key pad entry lock
- The bedroom is a generous size complete with a queen bed with bedside tables and lamps, plus there is split system air conditioning
- The modern kitchen has an electric cooktop with a curved glass rangehood above, dishwasher, pantry cupboard, built in oven plus a microwave, and the stainless steel sink
- The open plan kitchen living area offers plush carpets plus a feature raked corrugated ceiling, split system air conditioning in this room too, and there's the sliding door leading to the private timber decked outdoor entertaining area complete with all weather gazebo
- The fully tiled bathroom has a corner shower, vanity, wc, plus is a combined laundry with

the included washer and dryer

- You could include the second garage if you wished, with access from here leading directly into the the bedroom, or alternatively this door can be locked from the garage side with parking then being on street
- Previous gross income has been \$20,071 with a net income of \$17,814 for the 2022/23 financial year

All situated in this highly desirable position within Glandore with the local tram stop just a couple of minutes walk, as is the Beckman Street Deli (cafe), and easy access to the City, beach, airport and so much more!!

This is a truly unique offering not to be missed with a home you will love living in!!