



37 Victoria Ave, Woody Point



CHARACTER AND CHARM IN WOODY POINT - CIRCA 1920

This beautiful, fully renovated home resides in the highly sought after suburb of Woody Point. Blended traditional character with modern convenience, this home still has the potential to value add. Quaint and Classic, this Circa 1920's home originally started it's life in country Queensland and made it's way to the lovely position it now occupies. This home is brimming with charm and, in the styles of the Queenslander, this one falls into the Arts and Crafts category. East facing to catch the morning sun on the timber deck, and with a 3 min stroll to the beach, this lovely dual living home also boasts;-

UPSTAIRS

- * Lovely lounge with an art deco style ceiling at 2.7 mtr high
- * Polished timber floors, reverse cycle air con and overhead fan
- * Plantation shutters in "Lexicon white" throughout the home, with lifetime warranty
- * VJ walls throughout all main living and bedrooms
- * Modern equipped Hamptons/ country style kitchen with walk in pantry, 2 pac cupboards and stone benchtops
- * Rear deck access via timber french doors - both front and rear decks have external block out blinds
- * Main bedroom has bay window, walk in robe and en suite, Overhead fan air con and polished timber floors
- * Second bedroom has built in robes, overhead fan and polished timber floor
- * Third bedroom has overhead fan, built in robes and polished timber floor
- * Family sized bathroom is modern with bath and separate shower

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Price SOLD for \$703,000
Property Type Residential
Property ID 1356
Land Area 405 m2

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- * Separate laundry
- * Internal timber staircase

DOWNSTAIRS

- * Lounge has tiled floors, reverse cycle air con, V J walls, overhead fan and timber french doors to the outside covered entertaining area
- * Hamptons style country kitchen, dishwasher, stone bench tops and island bench
- * Washing machine plumbing
- * Bathroom is modern with walk in shower
- * Separate access to the downstairs making it perfect for Air BNB
- * Tandem lock up garage with internal access and 2 car off road
- * Loads of storage space /workshop
- * Easy care landscaped gardens
- * Fully fenced
- * Recently painted internally and externally with a fifteen year guarantee

This charming home is in an ideal position with schools, transport and the beach just minutes away.

A great choice of major shopping precincts are also close by and the iconic Belvedere Hotel is within easy walking distance as is the quaint shopping strip of Woody Point Village.

Inspections are by appointment only, so please call me to arrange your private viewing

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