



7, 23 Albert Street, Margate



East of Oxley – Boutique Apartment

Positioned on the ground floor of a small boutique complex this property has been immaculately maintained by the current owners who are now ready for a change. The apartment is spread across 2 levels and has been cleverly designed to make the most of the North- East facing aspect with an abundance of natural light and ample ventilation to capture the sea breeze.

Spanning over the 2 levels of the home, a huge 218sqm, the largest in the complex) are 3 full bathrooms and 3 large bedrooms. The position is very private and secluded and the beach is just 300 meters away. This one is move in ready – there is nothing extra to do.

The property boasts:

Ground Floor-

- Floor to ceiling windows and doors
- Air-conditioned open plan lounge, dining and kitchen which flows to the outdoor courtyard. This space boasts ample natural light, and massive high ceilings
- Kitchen with Caesarstone benchtops, dishwasher, large island bench, wall oven, large pantry, ceramic cooktop, rangehood, double fridge cavity and ample storage
- Large bedroom with built in robe with mirror doors
- Full bathroom with shower, toilet, large storage vanity basin
- Large, tiled courtyard – very private. There is even some gardens and a lock up garden shed for the keen green thumb
- Internal laundry with storage, dryer included

Level 1-

- 2 large bedrooms with built in robes and ceiling fans.
- The master bedroom is air conditioned, includes his and hers walk through

 3  3  2

Price SOLD for \$640,000
Property Type Residential
Property ID 1493
Floor Area 218 m2

Agent Details

Rachele Jones - 0432 834 733

Office Details

Clontarf
 48 Hornibrook Esplanade Clontarf QLD
 4019 Australia
 07 3283 6737



robes and a well-appointed ensuite with bathtub, large shower, and spacious vanity basin

- The master bedroom has its own private access to the front balcony which has good water views.
- 3rd bathroom with large shower, toilet, and vanity basin

Extras:

- crimsafe screens on the windows and doors
- plenty of storage throughout the home both upstairs and down
- NBN connection, lift in complex and a intercom system
- 2 car side by side basement carpark. The carpark also boasts CCTV and a secure roller door access
- Spacious storage locker
- Very reasonable body corporate with hot water included.
- The complex has recently been repainted and is very well maintained and a healthy sinking fund remains.

From here it is just a short stroll to Margate Beach, Scotts' Point, shopping including Woolworths, public transport and even the Redcliffe and Woody Point CBD's.

Properties like this one are hard to find – great space, great complex, and awesome position.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.