



**1, 14-20 Duffield Road, Margate**



### Massive Courtyard, Ground Floor, Close to water

This spacious 3-bedroom ground floor apartment boast on of the biggest courtyards on the Peninsula. The complex is well designed, well equip and shops, schools, medical facilities and public transport are all on the doorstep. Best of all the beach is just meters away!

The property features:

- Ground floor location on the highly desirable north-east corner of the block
- Massive private 92sqm wrap around courtyard. Excellent for entertaining, the avid garden or sun lover
- 9ft ceilings and an abundance of natural light and sea breezes
- 3 large bedrooms with built in robes, ceiling fans and direct access to the courtyard
- Master bedroom has a walk-in robe and ensuite with shower, vanty basin with a stone benchtop and a toilet
- Open plan air-conditioned lounge, dining, and kitchen flows to the courtyard. This space has modern bamboo timber flooring
- Modern 2 pac kitchen with stone benchtop, wall oven, rangehood, ceramic cooktop, double basin sink, corner pantry, breakfast bar and plentiful storage
- Guest bathroom with a shower, bathtub and vanity with stone benchtop. The toilet is separate
- Internal laundry
- Good storage throughout the property
- 1 car space in the secure basement carpark plus a storage locker

The Complex:

- In ground pool
- Communal BBQ area and gazebo on the ground floor
- Massive roof top entertainment area with stunning views across the bay

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**Price** SOLD for \$550,000  
**Property Type** Residential  
**Property ID** 1604  
**Floor Area** 221 m2

#### Agent Details

Rachele Jones - 0432 834 733

#### Office Details

Clontarf  
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- Gym and recreation room
- Secure basement carpark
- Lift access
- Active onsite managers
- Secure entry and intercom system
- Strictly 'pet free' complex
- NBN Connection
- Small, shared library

If you don't have a car then it's no worries the location is convenient and quiet. In less than 2 minutes you can walk to the beach, shops, public transport, and medical facilities. Access on and off the peninsula is both north and south with the Ted Smout and Hornibrook Bridge nearby and access to the Sandgate and Kippa-Ring Train Stations closeby.

All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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