



22, 14-20 Duffield Road, Margate



MOTIVATED VENDORS! Great Views- Beachside Lifestyle – Spacious living

Perfectly position within walking distance to shops, schools and most importantly the beach, this owner-occupied property presents the perfect opportunity. This spacious apartment is located at the front of the complex, on the eastern wing with never be built out views down the street to the ocean and across the peninsula. The layout has been well thought-out to capture the natural light and sea breezes and the balcony is divine. The property is in an immaculate condition – you really can simply move in and start enjoying beachside living. The current owners have loved living here for the past 8 years but are now ready for retirement and are highly motivated to get into the retirement villa of their dreams . The apartment is spacious, immaculately presented, and light and bright.

The property features:

- Air conditioned, open plan kitchen, dining, and lounge room with water views and ceiling fan. The space leads to the generous balcony with great water views.
- Modern kitchen with stone benchtops, breakfast bar, ceramic cooktop, double basin sink, wall oven, dishwasher, rangehood and ample storage
- 3 spacious bedrooms with built in robes and ceiling fans. The master bedroom has a walk-in robe, air conditioning, and an ensuite with stone benchtop, shower and a toilet.
- Main bathroom with a stone benchtop and a shower over the bathtub. The toilet is separate.
- Internal laundry
- Large, tiled south/south east facing balcony with great sea views
- Good storage and security screens

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Price SOLD for \$668,000
Property Type Residential
Property ID 1873
Floor Area 128 m2

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- 2 car side by side car spaces in the secure basement carpark. There is also the option of some storage room.

The complex features:

- Onsite manager to look after the day to day running and maintenance of the complex
- Large inground swimming pool and outdoor spa
- Communal gazebo and BBQ area by the pool
- Well-equipped gym and kitchenette in the shared rumpus space
- Small shared library
- Large communal rooftop BBQ and entertainment area with spectacular views!

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 easy with access both north and south with the Ted Smout and Hornibrook Bridge nearby and access to the Sandgate and Kippa-Ring Train Stations close by.

My vendors are keen to sell and welcome all serious offers.

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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