

Sold



5/381, Oxley Ave, Margate



## GROUND FLOOR - LARGE COURTYARD

Perfectly located in Margate only minutes' walk from the ever-popular Suttons Beach waterfront, Shopping precinct, public transport and so much more is this spacious ground floor unit in the heart of the Redcliffe Peninsula.

Whether you are looking for a unit you can add your own personal touch to or an ideal investment opportunity make no mistake, unit 5/ 381 Oxley Avenue is perfect.

You have the choice of 2 entrances to the unit. Front courtyard or the rear of the unit.

When you walk in you will be surprised by the spacious living and dining area where you overlook your bright and breezy kitchen and private fully fenced courtyard. There are 2 very spacious bedrooms, both with built ins and have excellent sea breezes. The bathroom is practical with a separate shower and bath with a large vanity unit.

The unit also has a separate laundry are with direct access outside allowing, those summer breezes to flow completely through this unit.

The complex has Low Body Corporate fees of \$1560 per year for administration fund and \$710 per year for the sinking fund that will provide for a wonderful investment whether you're looking for your new home, downsize or increase your portfolio.

Some of the features included in this property are :

-500m to Suttons Beach

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<b>Price</b>	SOLD for \$401,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2096
<b>Land Area</b>	92 m <sup>2</sup>
<b>Floor Area</b>	88 m <sup>2</sup>

### Agent Details

Leisa Lowe - 0438 801 298

### Office Details

Clontarf  
48 Hornibrook Esplanade Clontarf QLD  
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07 3283 6737



- Ground floor 2 bedroom unit
- Large and spacious open plan living
- Practical kitchen with plenty of bench space and cupboards
- Generous bedrooms, both with built-ins
- Private courtyard at front with direct access
- Good sized bathroom with shower and separate bath
- Separate toilet
- Light, bright and very breezy
- Oversized single lock up garage with remote - plenty of room for your car and storage
- Small complex with low body corporate fees
- Walk to Beach and public transport literally at your doorstep
- Pet friendly complex upon application with body corporate
- Split system air conditioning

This property is vacant and ready for you to move straight in. Excepted rental return if you are looking at the unit for investment purposes is anywhere from \$430 to \$465 per week in the current market. Making this a wise investment for its location.

Contact Leisa Lowe NOW to show you through your new property. This unit is vacant and ready for you to move in quickly.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty of representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

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