

Sold

17/14-20 Duffield Rd,  
Margate

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Jan Jones Real Estate



## Great location, Immaculate Property, Resort Like Facilities

If you are looking for an immaculate property within walking distance to shops, schools and most importantly the beach, this is it! This spacious apartment is in the eastern wing on level 2, of the well-appointed and highly regarded Waterview Margate Beach. Living here is like being on holidays all year round and there are even water views from the balcony. The layout has been well thought-out for the owner occupier to enjoy, and every effort has been made to capture the natural light and sea breezes the position offers. The apartment is spacious, well presented, and light and bright, it's just a matter of moving in and enjoying the onsite facilities, and the relaxed beachside lifestyle.

The property features:

- Open plan air-conditioned kitchen, dining, and lounge room. This space leads to the covered patio with sea views.
- Modern kitchen with stone benchtops, ceramic cooktop, double basin sink, breakfast bar, electric wall oven, dishwasher, double door fridge cavity and ample storage
- 3 spacious bedrooms with built in robes. The oversized master bedroom is air conditioned has a walk-in robe, and an ensuite with shower, stone benchtop to the vanity basin and a toilet. The 2 other bedrooms are at the rear of the property and have built in robes and ceiling fans and one has a built-in study desk.
- Spacious guest bathroom with a stone benchtop, and a shower over the bathtub. The toilet is separate.
- Internal laundry with tub and dryer.

3 2 2 130 m2

<b>Price</b>	SOLD for \$755,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2227
<b>Land Area</b>	130 m2

### Agent Details

Rachele Jones - 0432 834 733

### Office Details

Clontarf  
48 Hornibrook Esplanade Clontarf QLD  
4019 Australia  
07 3283 6737



- 2 side by side car spaces in the secure basement carpark. One of the carparks is enclosed and used for secure storage. This can remain or be turned back into car parking if desired.

- Extras include great storage throughout, security screens on the doors and some windows, outdoor clothes line and NBN connection.

The complex features:

- Onsite manager to look after the day to day running and maintenance of the complex

- Mostly owner occupied. Owners here really take pride in the presentation and maintenance of their homes.

- Secure entry and CCTV for added peace of mind

- Large inground swimming pool and outdoor spa

- Communal gazebo and BBQ area by the pool

- Well-equipped gym and kitchenette in the shared recreation room

- Communal library at the side of the rec room.

- Large, shared rooftop entertainment area with spectacular water and suburb 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 both north and south with the Ted Smout and Hornibrook Bridge nearby and access to the Sandgate and Kippa-Ring Train Stations close by.

The vendors have taken excellent care of this property and really adored living here. The time has come for another change, and they are ready to go. Come and enjoy this great beachside property in the heart of Margate. It really is a great spot amongst a friendly community.

**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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