



70 Oxley Avenue, Woody Point



Character Home with Shed and Water Glimpses

This character filled home has been loved by the current owner for the past 21 years but the time has come for the next step. Lots of work has been done to make this house a home and a savvy buyer will snap this one up quickly. The location is great with the Woody Point waterfront and parks just across the road and restaurants and cafe just meters away – there are even water glimpses from the entry, lounge, dining and main bedroom. There are also lots of extras with two street access, a large shed, great yard and ample room downstairs. The home features:

Upstairs:

- Lovely high ceilings with ornate cornices and ceiling roses. There is also added character with tasteful timber fret work throughout the home
- New carpet
- Wide entry hall with polished timber floors (timber floors are also under the new carpet)
- Study nook
- Open plan formal lounge and dining area. This space has beautiful ornate ceilings, picture rails, ceiling fans, plenty of natural light and views out to the water and park
- Large main bedroom with built in robes, ceiling fan, and a cute bay window to take in the views. This room is also air conditioned
- 2nd bedroom with ceiling fan and air conditioning
- Modern kitchen with lots of storage including a large pantry, dishwasher, electric stove, gas cooktop, rangehood, and a great amount of bench space for the avid cook
- Dining room/casual sitting room adjoining the kitchen. This room leads out to the back deck.
- Bathroom with timber vanity, large shower and toilet
- Large back timber deck overlooking the back yard

Downstairs:

Downstairs is not legal height but has been set up for dual living consisting of the

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Price	SOLD for \$510,000
Property Type	Residential
Property ID	269
Land Area	518 m2

Agent Details

Rachele Jones - 0432 834 733

Office Details

Clontarf
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following rooms

- Kitchenette with good storage, practical bench space, sink and a ceramic cooktop
- Bathroom with shower and toilet
- Rumpus room and dining room with air conditioning
- Teen Retreat
- New carpet and fresh paint
- Internal laundry
- Lock up tool shed and workshop

Outside:

- Covered entertainment area under the back deck
- Side gate to access the backyard to additional vehicles
- Beautiful landscaped gardens with establish plants and fruit trees
- Fully fenced yard
- 518sqm block with 2 street access – Oxley Avenue and Alfred Street
- Extras include: security bars and screens, water tank, aluminium windows, and new insulation

What a great lifestyle living here offers. Swimming at the beach across the road, breakfast at the local cafe and restaurants just a short stroll down the road, and late lunches on the East face back deck – what more could you want?

The home offers a great location, awesome character and charm and a great opportunity. Call today to arrange a viewing.

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