

Sold



**149 Duffield Road, Margate**



### MUST BE SOLD - READY TO GO NOW

This tidy 2 storey home is seeking a new owner to love it as much as the last. The family is now looking after the sale of this property and are keen to do business on this great home. There is ample space inside and out and lots of potential for improvement to value add to the home. The kitchen and bathroom have already been modernized and the property is tidy and ready to move into. If you are looking for a family home you can grow into or a great investment with a good rental returns this might just be the one you have been waiting for. Located close to schools, shops, public transport, the Redcliffe Hospital, and even the waterfront this one is perfectly positioned in central Margate. From here highway access to the city and Sunshine Coast is easy and Westfield North Lakes and the Brisbane Airport are only a short car trip away.

The home features:

Upstairs:

- Modern Kitchen with good storage, practical workspace, pantry, double sink and an electric stove
- Dining area adjoining the kitchen. The space leads directly to rear deck and is air conditioned
- Formal lounge in the centre of the home
- North facing spacious sunroom
- 3 spacious bedrooms with built in robes and ceiling fans. The master bedroom also has an air conditioner
- Family bathroom with a modern shower and vanity basin. The toilet is separate
- Polished timber internal stairs link the 2 levels of the home
- South facing rear deck overlooking the yard

Downstairs:

 3  1  2  615 m2

<b>Price</b>	SOLD for \$435,000
<b>Property Type</b>	Residential
<b>Property ID</b>	811
<b>Land Area</b>	615 m2

### Agent Details

Rachele Jones - 0432 834 733

### Office Details

Clontarf  
48 Hornibrook Esplanade Clontarf QLD  
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07 3283 6737



- Large air conditioned rumpus room – great guest room, home office, kids playroom or additional living area
- Toilet with ample room to add in a full bathroom
- 2 car lock up garage with remote control door

Extras:

- Big backyard with heaps for room for extensions, a shed and/ or pool.
- There are established landscaped gardens and lots of room for the kids and pets to play
- Fully fenced 615sqm block (brand new fencing on one side)
- Tiled roof
- Side access is possible on either side of the home.
- Water tank for the gardens
- Solar power (1.5kw) and solar hot water
- Lock up garden shed
- New back fenced
- Lots of off street parking at the front

This one is tidy and my vendors are keen to sell – Don't miss this opportunity.

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