

**1/4-6 Duffield Road, Margate, Qld 4019**

**Jan Jones**

**Unit For Sale**

Thursday, 1 February 2024

1/4-6 Duffield Road, Margate, Qld 4019

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 120 m2**

**Type: Unit**



Rachele Jones  
0432834733

## Offers Over \$629,000

Positioned just meters from the beach this stylish, spacious 3-bedroom unit is awaiting a savvy new owner. From here it is a less than 2 minute by foot to the shops, schools and the waterfront - no car no worries. The home has been very well cared for and has undergone modern updates with renovated kitchen, 4 near new air conditioners, fresh paint and carpets, and additional storage. The property is move in ready and offers a peaceful, relaxed lifestyle. The complex is well kept and attractive. The building is safe and secure and also boast a gym, underground carpark, CCTV, intercom system, ample visitor parking and a site manager to ensure the standard and peace of the building is maintained. The home features:- An open plan, air-conditioned (near new) kitchen, dining and lounge leads to private balcony.- Well-appointed renovated kitchen boast stone bench tops, an electric oven, ceramic cooktop, double basin sink, rangehood, and plenty of cupboards and practical work surfaces. - The air-conditioned main bedroom is carpeted and features a wall of built in robes and an ensuite with vanity basin with stone benchtop, additional storage, a toilet and a shower over the bath.- Two additional carpeted bedrooms with built in robes and air-conditioning. - Tiled North facing balcony with accessed glimpses of the sea.- Separate laundry with additional storage space. -1 car park in the secure basement carpark. Within walking distance is the Woolworths shopping center, bakery, doctors, dentist, chemist, butcher, and a range of other shopping and dining options. In the other direction is the beachfront and kilometers of walking tracks and swimming beaches. The location is fantastic, and the unit is in a great condition and ready to go. If you are looking for a great lifestyle unit or an easy investment property with a good return this could be the one. 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. Property Code: 2122