

**17/4-6 Duffield Road, Margate, Qld 4019**

**Jan Jones**

**Unit For Sale**

Thursday, 4 April 2024

17/4-6 Duffield Road, Margate, Qld 4019

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 223 m2**

**Type: Unit**



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## Offers Over \$1,050,000

Rarely do the penthouses become available in this sought after complex. Sitting on the top on the Northwestern corner of the block this property has been designed to capture magnificent views and beautiful sea breezes. The views are amazing from almost every room and the property has recently undergone a significant renovation. The views are extensive, interesting, and beautiful from both levels of the property and the layout of the home is both practical and comfortable. There is an abundance of natural light and highly desirable sea breezes. Living in this popular and quiet position offers convenience with shops, schools, public transport, medical facilities, markets, bars, restaurants, cafes and best of all beaches on your doorstep. This impressive property boasts:

- Level 5· Fresh paint, new lighting and new window furnishing throughout· Soaring ceilings and lots of natural light· Air-conditioned open plan lounge, dining and kitchen flows to the north facing balcony. Fantastic water views from here· Modern kitchen with stone benchtops, great storage, double basin sink, range hood and new ceramic cook top, oven and a dishwasher· 3 bedrooms with split system air conditioners and large custom designed built in robes. Two of the bedrooms have great water views. The master bedroom also boast a brand new ensuite with walk in shower (the glass screen has since been installed), toilet and vanity basin with storage· Brand new guest bathroom with a spacious shower (glass shower screen now installed), floor to ceiling tiles and a vanity basin with storage. The toilet is separate· Laundry at the side of the kitchen with a dryer
- Roof Top (Level 6)· Private spiral staircase leads to the exclusive use private roof top. An amazing and very impressive entertaining space with stunning views to the water and across the peninsula· Spa bath· Covered raised entertainment deck plus lower-level sun deck.

Extras:· 2 side by side carparks in the secure basement carpark· The complex has a gym, small communal library in the foyer, lift access, and caretaker for the day-to-day maintenance· Friendly and welcoming complex of just 20 mostly owner occupied This is an amazing lifestyle property with an impressive renovation in a stunning location. 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: 2162