

# 31 Waratah Avenue, Victoria Point, Qld 4165



## House For Sale

Thursday, 4 January 2024

31 Waratah Avenue, Victoria Point, Qld 4165

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 701 m2**

**Type: House**



Janet Bennett

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## Offers over \$749,000

This lovely character home offers plenty of living space, with ceiling fans and air conditioning to the open plan lounge/dining/kitchen, and spacious store room. The master and second bedrooms are Queen size, with the third suitable as a single bedroom, all three have ceiling fans, built in wardrobes, and the main has air conditioning. The family bathroom has a separate toilet. From the living area there are sliding glass doors to the large outdoor undercover area, games room and huge backyard, perfect for family gatherings any time of the year. The front verandah is ideal for a quiet area to sit with a cuppa! Car accommodation is a tandem garage that opens to the back yard, with plenty of extra parking on the driveway. Located only 800 meters to two shopping centres, with huge supermarkets, boutiques shops, restaurants, cinema, library and much more... 1 Km to the local High and Primary Schools. And 2 kms to fabulous Thompson's Beach, with huge park and kids play areas, as well as a sandy beach, perfect for family water time. Contact me today to arrange your viewing. You will love living here! Situated in South East Queensland, Victoria Point is a lovely Bayside suburb enjoying a sub-tropical climate most of the year, with a good sense of community values and everything at your door including, fantastic Bay walks with beaches at low tide. There are several schools, Doctors, shopping complexes, restaurants and cinema. Ferries run regularly from Victoria Point to Coochiemudlo Island where you will find golden sand and unspoilt beaches, soaring sea eagles above with turtles and dolphins in the bay. Close by there are private & public hospitals. Yet, just 35-40 minutes by road from Brisbane City, the International Airport and the Port of Brisbane. There is also a good transport infrastructure to the Gold Coast and Sunshine Coast, a train station within 15 mins plus the islands of Moreton Bay are easily accessed via ferries.