

**355 Oxley Avenue, Margate, Qld 4019**



**House For Sale**

Thursday, 16 May 2024

355 Oxley Avenue, Margate, Qld 4019

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



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## For Sale By Negotiation

Located in the popular and up and coming area of Margate, this delightful east facing renovated queenslander style home is set on a 405sqm and is walking distance to the very well known Sutton beach waterfront/beach. A safe family friendly area which has seen huge growth. Lovingly maintained & renovated, this gorgeous home combines character features with modern fixtures for the ultimate coastal feel. Boasting a light and airy ambience throughout, walking up to your front verandah you will be greeted by a spacious open-plan lounge, kitchen and dining area. The block has a 10m frontage and is zoned next generation precinct zoning which allows for building heights up to 3 storeys which will provide you with outstanding ocean views. The home is move in ready and a smart investment for years to come. The centrally positioned kitchen is stunning. Recently renovated in every regard the kitchen features 2 pak cabinetry with gold handles, near new oven, dishwasher, electric induction cooktop with an integrated rangehood as well as plumbing for the fridge ready to go. This area also features a large air conditioning system. The home boasts four bedrooms, the master at the rear of the home, which is a good size with built in's, air conditioning and a private step down ensuite. The other 3 bedrooms are also a good size with the front room having a built in sunroom which has been cleverly created into a study space. 2 of these bedrooms have ceiling fans. The family bathroom is conveniently located near the front of the home & is neat and tidy with a toilet, basin & shower. At the rear of the home there is an impressive wooden deck spanning the length of the home covered by a patio roof which will allow you to entertain all year round. The relaxing flat and private yard space is fully fenced perfect for the kids or pets to run around. In addition to all this you have an indoor laundry, garden shed, electric gate with gate key pad, front gate security camera, 10KW solar panels and a double carport. Enjoy the convenience of a short walk to Margate or Suttons Beach for fishing, swimming, boating, and bike/walking tracks. Local amenities such as the Margate Shopping precinct, cafes, restaurants, and public transport, including the Kippa-Ring train station, are also within easy reach. Situated just 40 mins to the Brisbane CBD and Brisbane Airport is a short 22 minute drive via the Airport Link. This won't last long, organise your inspection today!