

Under Contract



**570 Oxley Avenue, Scarborough**



## DUPLEX TOWNHOUSE – WALK TO WATER

This one is something different. Sitting in a small duplex complex (just 2 in total) this modern and well-kept townhouse presents great value. Within walking distance are beautiful beaches, kilometers of walking and cycle tracks, weekend markets, schools, shops, public transport, and medical facilities. The property provides spacious living, a decent courtyard and is very tidy making it move in ready.

The current owner has enjoyed living here but is ready for a change and is offering this gem to the market.

The property features:

### Downstairs:

- Open plan, air-conditioned dining, kitchen and lounge room. This space is fully tiled has large glass sliding doors that open up to a private fenced courtyard.
- Modern kitchen with 900mm oven electric oven with 6 hob gas burner, rangehood, dishwasher, stone benchtops, breakfast bar, double fridge cavity space and plenty of cupboard and bench space.
- The laundry adjoins the kitchen and also acts as a butlers pantry with built in storage cupboards.
- 2 car garage with remote entry and internal access into the home.
- Tiled covered east facing entertainment area – this space is an excellent blank canvas for the outdoor lover or those who like to entertain. Bring the pot plants, the veggie garden and outdoor lounges.
- Quality plantation shutters on the doors
- Powder room with toilet and basin

### Upstairs:

 3  2  2  193 m2

<b>Price</b>	Offers Over \$729,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2124
<b>Land Area</b>	193 m2

### Agent Details

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### Office Details

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- Polished timber stairs link the two levels of the home.
- Plantation shutters on the windows and doors.
- 2nd living room at the top of the stairs. This space links the 3 bedrooms and leads to the covered tiled east facing entertainment deck. This is a great space to sit and capture the sea breezes or grab the morning sun.
- Master bedroom with direct access to the balcony, a ceiling fan, built in wardrobe with mirror doors and an ensuite. The ensuite has large shower, dual basin vanity basin with a stone benchtop and good storage, and a toilet.
- Two additional queen-sized bedrooms with ceiling fans and built in robes.
- 2nd Bathroom with a shower, dual basin vanity with stone benchtop, bathtub and a toilet.

**Extra's:**

- Security screens on the windows and doors
- High Ceilings and lots of windows and doors create a great light, bright and airy feel
- Ample storage throughout.
- Privacy in the complex with the other duplex facing Queen Street while this one faces Oxley Avenue. It really just feels like your own standalone home.
- The only fees here are a shared building insurance with the body corporate.

This is a low maintenance property allowing for carefree modern and simple living. Please note that this duplex townhouse has a title of 2/45 Queen Street, Scarborough and a physical address of 570 Oxley Avenue, Scarborough.

If this sounds like you, please contact me.

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.

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