

Sold



**Unit 7, 223 Victoria Ave, Margate**



### Low-set Villa / Low Body Corporate!

Nick Jones and the Jan Jones Real Estate Team would like to welcome you to 7/223 Victoria Avenue Margate. Be quick on this one, these ground floor villas rarely last long!!! One of only eight in the complex, Victoria Crest offers its owners a great location with the added bonus of low body corporate fees. With a large open plan layout and great separation from the living room to the bedrooms, this unit would be ideal for those looking at downsizing without sacrificing space.

The kitchen is a generous size with ample storage space and flows to the large lounge and dining. Out the back is a private covered courtyard offering plenty of space for the avid gardener, or just a peaceful North facing space to unwind. All bedrooms are a great size with two featuring built-in wardrobes and ceiling fans. The third bedroom has the option to be guest accommodation or media/study room.

Air conditioning is in place in the main living area for those hot summer days, whilst security screens allow the bay breezes to flow straight through. Also featuring a remote lock-up garage with internal access, second toilet, separate laundry, storage shed in the courtyard, new carpets and hot water system this villa is sure to tick the boxes for the astute buyer be it owner occupier or investor. Located a short stroll to local convenience stores, public transport, parklands and only a couple of minutes to the waterfront this property is a fantastic overall package.

The property features:-

- Small complex of 8 villas with low body corporate fees
- Large open plan lounge and dining with sliding door access to the rear
- 3 Bedrooms, 2 with built-in wardrobes and ceiling fans
- Kitchen features oven, cooktop, rangehood, double sink and loads of storage space
- Bathroom features shower, vanity and toilet
- Second separate toilet

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<b>Price</b>	SOLD for \$370,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1643
<b>Floor Area</b>	113 m2

#### Agent Details

Nick JONES - 0439 769 539

#### Office Details

Clontarf  
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4019 Australia  
07 3283 6737



- Internal laundry
- Large North facing courtyard with storage shed
- Single lock-up garage with electric roller door

Call Nick Jones today to book your inspection!! 0439 769 539

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