

Sold



6/4-6 Duffield Road, Margate



### Super Convenient Location - Water Views

If you are looking for a small complex with all the big complex benefits this is it! The location is superb with the beach just 75 meters away! The shops (including Woolworths), hair dressing, and beauty services, schools, medical facilities, public transport and kilometers of parkland and beaches are all on your doorstep here- no car no worries. The Edge is a popular low-rise complex with a friendly atmosphere.

The property has a spacious living area, balcony with good water views and is situated on the South-eastern side of the building on the second level, great for capturing morning sun.

The home features:

- Modern kitchen with a stone benchtop, ceramic cooktop, wall oven, double basin sink, dishwasher, rangehood, and heaps of storage
- Open plan lounge and dining area with reverse cycle air conditioner and water views
- The lounge flows to a southeast facing tiled balcony with great water views across Moreton Bay. From here you can see down the street and across to the Port of Brisbane, Brisbane Airport, Moreton Island, and along the coastline.
- 3 bedrooms all with built in robes and reverse cycle air conditioners.
- The master bedroom and one other have good water views. The master bedroom also features an ensuite with bathtub, toilet and a shower.
- Bathroom with toilet, shower with frameless screen and a vanity basin with stone benchtop
- Separate laundry

The complex is well kept and safe and secure. It also boasts a gym, underground carpark, CCTV, ample visitor parking and a site manager/caretaker to ensure the standard of the building is maintained. The location is fantastic, and the unit is in a

3 2 1 120 m2

<b>Price</b>	SOLD for \$650,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2140
<b>Land Area</b>	120 m2

### Agent Details

Rachele Jones - 0432 834 733

### Office Details

Clontarf  
48 Hornibrook Esplanade Clontarf QLD  
4019 Australia  
07 3283 6737



good condition. If you are looking for a great lifestyle unit or an easy investment property with a good return get in touch today.

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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.