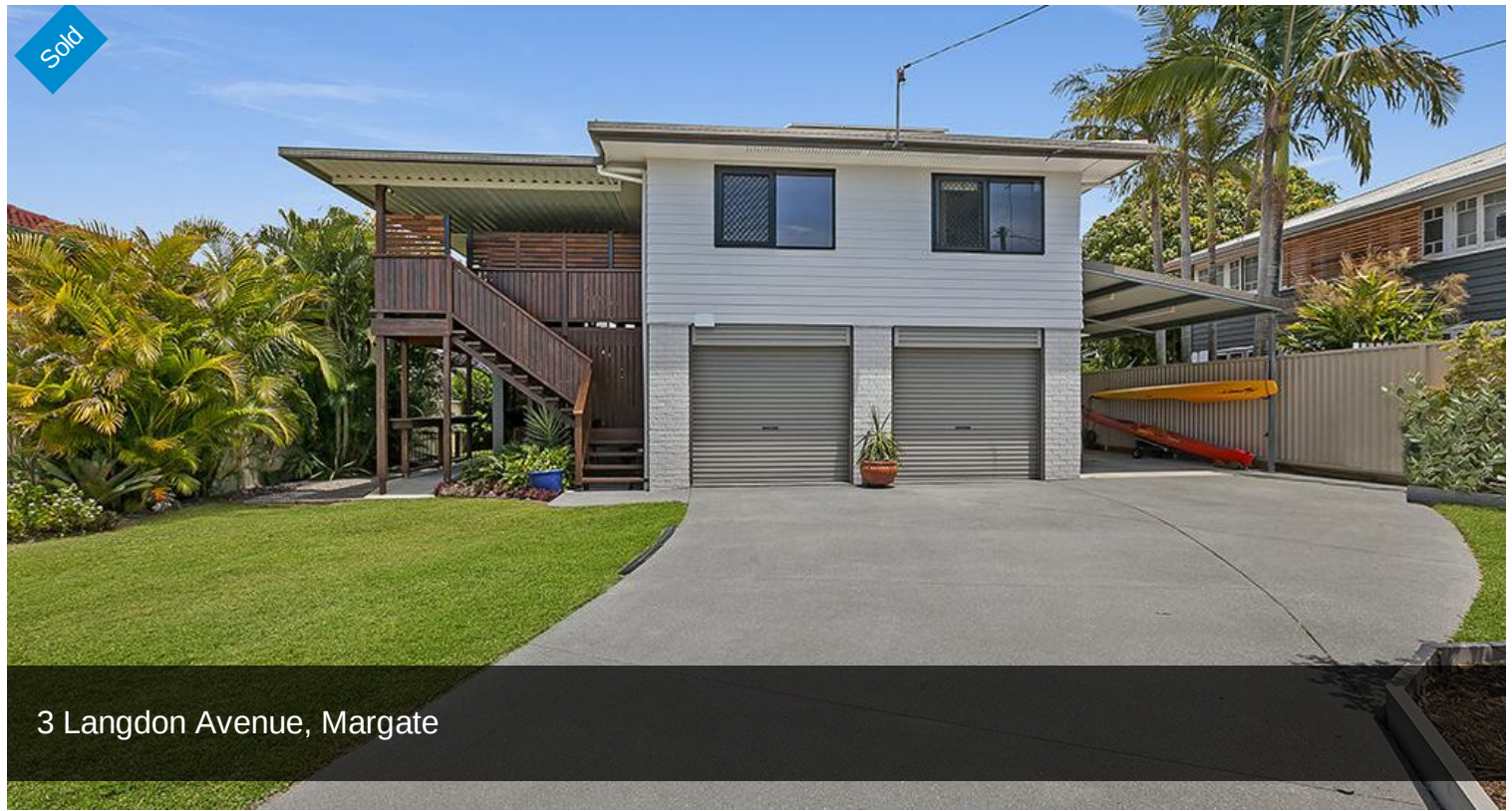


Sold



3 Langdon Avenue, Margate



## EAST OF OXLEY + 4 BED + 4 CAR + WALK TO WATER

This home is perfectly positioned in an elevated location to take advantage of living close to the water. This great lifestyle home has undergone enormous renovation and updating – it almost feels like a brand new home.

There is ample space in the living areas and bedrooms and there are multiple outdoor entertaining areas as well. There are numerous extras here and the home is immaculate allowing for the new owner to enjoy all the benefits of beachside living. The current owners have added their own touches to enhance the quality, style and practicality of the home. The home is also compatible with full self-contained dual living – there is a bathroom, bedroom, living area, laundry, own private access and kitchenette downstairs.

The home features:

Upstairs:

4 3 4

506 m2

**Price** SOLD for  
\$685,000

**Property Type** Residential

**Property ID** 547

**Land Area** 506 m2

### Agent Details

Rachele Jones - 0432 834  
733

### Office Details

Clontarf  
48 Hornibrook Esplanade  
Clontarf QLD 4019 Australia  
07 3283 6737

- 2 large private timber entertainment decks which flow from the main living areas. One faces north, the other south. The rear deck has water glimpses and both spaces capture the bay breezes beautifully and have plenty of room for entertaining
- Kitchen with ample storage, soft closing draws, 5 burner gas cooktop, electric oven, water filter, stainless steel rangehood, large pantry and a dishwasher
- Spacious lounge with split system air conditioner. This space has bi-fold doors that open all the way back to the front timber deck essentially making this area one huge living space.
- Dining area adjoining the kitchen
- Master bedroom with a large built in robe. There is also a new ensuite with shower, vanity with double basin and a toilet. The master bedroom has a reverse cycle air conditioner and ceiling fan.
- 2 additional bedrooms with ceiling fans. 1 bedroom also has a built in robe and a built in work desk.
- Family bathroom with large waterfall shower head and bathtub the toilet is separate
- Polished timber internal stairs leading to the downstairs garage and living space. The area can also be totally divided off if needed

#### Downstairs:

- Air conditioned living area with direct access to 2 covered outdoor entertainment areas – one north and one south.
- Bathroom and laundry combined.
- Separate toilet
- Kitchenette/wet bar ideal for entertaining and suitable for dual living/guest accommodation. There is also a cleverly built breakfast bar and large pantry
- 4th bedroom - great size
- 2 car lock up garage with remote control door and direct access to the home.
- Additional laundry at the back of the garage. This makes the downstairs completely self-contained if dual living if required.

#### Extras:

- Beautiful landscaped gardens all the way around including

lovely grassed area for the kids or pets to play. Alternatively pipe work layout means a pool could be dropped in.

- Ceiling insulation
- New electrical wiring and NBN
- 2 water tanks totally 15,000 Litres.
- 9 solar panels (1.7kw) and 3kw inverter system
- Single car lock up shed with power
- High top carport great for campervans/boats etc
- Fully fenced yard including an electric double gate at the front
- Power to all the outdoor entertainment areas
- Lock up garden shed at the back
- 506sqm block

The location is quiet and centrally located within walking distance to the beach, parks, quality schools, medical facilities, shopping centres and public transport. Access to the highway north to the Sunshine Coast and south to Brisbane City and the airport is not far away. There really is nothing to do here apart from bringing your moving boxes and adding the personal touch.

Vendors have loved living here but the time has come for a new adventure.

All serious offers will be considered

*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.*