



SOLD

COASTAL ESCAPE WITH UNBEATABLE WATER VIEWS

We are delighted to present this perfectly positioned coastal apartment in a prime location directly across from the water. You are so close to the waterfront that a stone's throw is no exaggeration. From your very own balcony you can soak in the fresh sea breezes, ambient surroundings & views of Moreton Island & the bay which are nothing short of breathtaking. It offers a convenient lifestyle with its free flowing floorplan that yields low maintenance living to give you more time to enjoy & it's favourable location within close proximity to all the necessities you would need. To name a few you have local shops, restaurants, cafes, Belvedere Hotel, schools, sporting facilities, parks, walking/bike paths, public transport, Margate & Woody Point waterfronts, an abundance of public amenities & so much more.

Features Include:

- Three bedrooms upon entry with two of the bedrooms providing water glimpses & built-in robes.
- Sizeable living & dining area that flows seamlessly to the balcony outside & triple stacker slider doors giving a wider opening to bring in more of the fresh sea breezes & stunning ocean views that can all be enjoyed from the comfort of your lounge.
- Large kitchen with ample amounts of storage & bench space, dishwasher, electric cooktop/oven as well as double windows looking out to the bay.
- Balcony area perfect for entertaining guests or for private enjoyment with it boasting uninterrupted views of Moreton Island & the bay.
- Bathroom contains separate shower & bathtub.
- Separate toilet with a ducted extraction fan.
- Good size laundry also with a ducted extraction fan.
- Bamboo flooring.
- Your own single lock up garage with electric tilt door & newly installed motor.
- Large shared communal grassed area.
- NBN connected.

Rates: \$2,378.80pa Water: Approx. \$1,400pa Strata: \$2,416pa

3 BED | 1 BATH | 1 CAR

PRICE:
\$635,000

OPEN FOR INSPECTION:
N/A



Grayson Leadbetter
0422095559
grayson@atrealty.com.au
www.atrealty.com.au



3/1 Annie St, Woody Point



Internal: 83.1 sqm
 External: 10.1 sqm
 Garage: 17.1 sqm
 Total Area: 110.3 sqm

Every attempt has been made to ensure the accuracy of this floor plan. Measurements of rooms and any other items are approximate. This plan is for illustrative purposes only and no responsibility is taken.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.