



FOR SALE

AFFORDABLE COASTAL LIVING – A SEASIDE OPPORTUNITY AWAITS

I am delighted to present to you this perfectly positioned coastal low-set brick & tile villa in a prime position East of Oxley Avenue & less than 450m from the water. As you step out of your front door you can practically smell & feel the fresh sea breezes from the bay blowing directly down your street. It offers a lifestyle of convenience & satisfactions with its free-flowing floorplan & its 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. With a big tick for location, this one is just going to require some TLC to give it a freshen up. For the right buyer that can give this beauty the cosmetic makeover it deserves, it could deliver a lucrative return being in an ever-growing area of the Redcliffe Peninsula.

With only 3 other units in the complex that are all owner occupied & body corporate fees that are unbelievably low, this is your chance to have peaceful & affordable living in the heart of Woody Point & so close to the water. Whether you are looking to nest or invest, this is an opportunity not to be missed. Be sure to read all about it, but nothing beats viewing it for yourself. To avoid missing out, put this one at the top of your inspection list to get in before it's gone!
 RATES: \$430.45 per quarter WATER: Approximately \$325 per quarter STRATA: \$484 per quarter

Visit this link to find out more about this property: <https://bit.ly/38hEX9j>

3 BED | 1 BATH | 1 CAR

PRICE:
OFFERS OVER \$549,000

OPEN FOR INSPECTION:
N/A



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



3/41-43 Georgina St, Woody Point



Internal: 116.3 sqm
External: 12.9 sqm
Total Area: 129.2 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.