



**SOLD**

## SOLD! BEAUTIFULLY PRESENTED + 2 POOLS + SECURE COMPLEX!

SOLD!

Ladies and gentlemen, we have a wonderful Victoria Point lifestyle and investment opportunity here!

Situated in a quiet location, this beautifully presented property is one of the best in the entire estate.

Number 39 next door just sold for \$640,000, so number 40 represents great value at only \$600,000+.

Featuring 3 spacious bedrooms upstairs, the home has separate lounge and dining areas downstairs.

The main bedroom has an ensuite, walk-in ward robe, private balcony, ceiling fan and air-conditioning.

The other two bedrooms are also a great size and include fans and built-in robes, and one has air-con.

The kitchen is well-appointed, featuring stone benchtops, a dishwasher and stainless steel appliances.

Outside, you'll enjoy a large and private courtyard area, with a combination of paved space and gardens.

Downstairs also includes a 3rd toilet, a laundry/powder room, a garage and an under-stair storage room.

In terms of the estate, Victoria Cove is well maintained and presented, and there is on-site management.

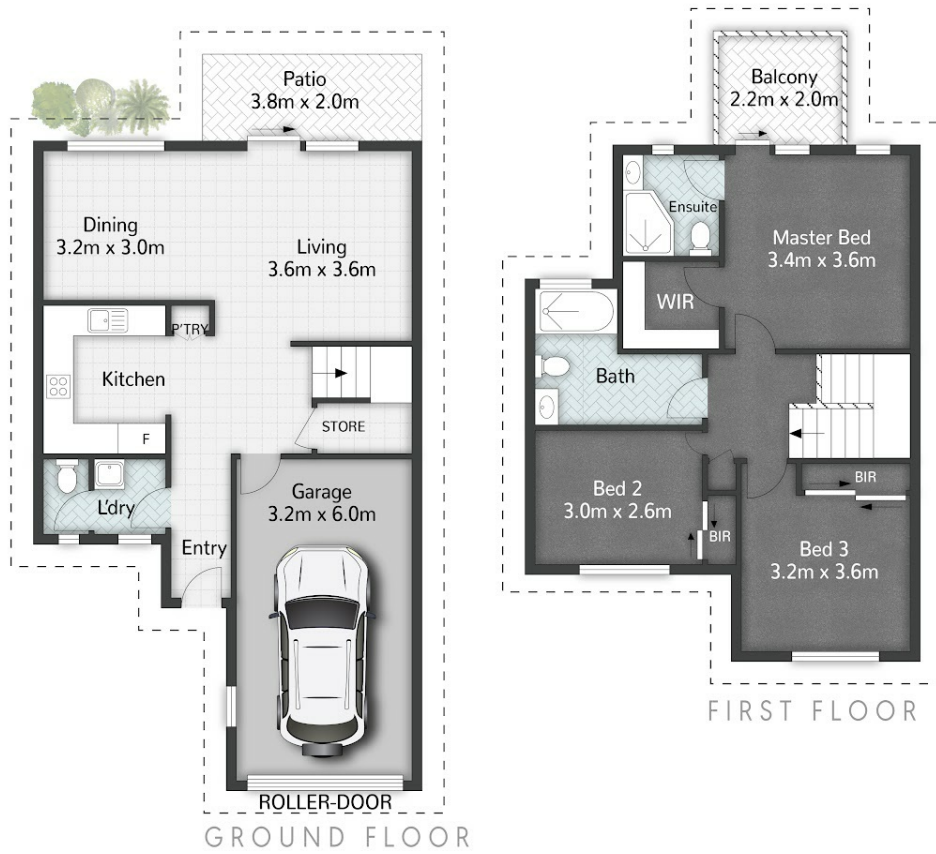
3 BED | 2 BATH | 1 CAR

PRICE:  
\$615,000

OPEN FOR INSPECTION:  
N/A



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40/333 Colburn Avenue **VICTORIA POINT**

3 | 2 | 1 | 119m<sup>2</sup> | 184m<sup>2</sup>

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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.