



# FOR SALE

## SOLD! SUPERB 3 BEDROOM VILLA WITH LARGE OUTDOOR AND YARD!

SOLD!

Ladies and gentlemen, we are excited to present this superb lifestyle and investment opportunity!

Situated in a central Wellington Point location is this well-maintained and presented 3 bedroom villa.

Around the corner from the renowned restaurant and shopping precinct, everything is in easy reach.

You have Wellington Point's cafes, shops, schools, fishing, boating, beach, all at your very fingertips.

The Wellington Point train station and local bus transport are right nearby, so getting around is easy.

The villa includes 3 bedrooms, 1 bathroom, kitchen, lounge, dining area, and a great outdoor space.

The outdoor entertainment area and the yard space are uncommonly large for a property of this type.

There is also a single lockup garage with electric door and is in a small block with only 5 other villas.

And the home is private, has a solar panel array up top and 'Crim-Safe' security screens on the doors.

This home is perfect for anybody who seeks convenience and will suit owner-occupiers or investors.

And Wellington Point State School is literally a 5 min walk, and Wellington Point beach a 5 min

3 BED | 1 BATH | 1 CAR

PRICE:  
SOLD!

OPEN FOR INSPECTION:  
N/A



**Ben Tafolo**  
**0419260719**  
tafolo@atrealty.com.au  
[teamtafolo.com.au](http://teamtafolo.com.au)



4/390-392 Birkdale Road **WELLINGTON POINT**

3 | 1 | 1 | 168m<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.