

## FOR SALE

### CHARACTER & CONVENIENCE.

Located only a short stroll to the waterfront and close to all amenities, this wonderful home is offered for sale for the first time in over 30 years. Built in an era of quality and style, this 1950's property is packed with both period features and modern convenience.

Some of which includes;

- 9' ceilings with solid plaster walls and ornate cornice throughout
- French doors and louveres capitolsing on the Bayside breezes
- Modernised bathroom, separate toilet and laundry
- Built-ins to all 4 bedrooms + a walk-in robe to the master bedroom
- Split system air-conditioning and ceiling fans throughout - including the alfresco area
- Updated wiring, water tank, garden shed and 607 of land

Established landscaped gardens create an outdoor wonderland for all ages whilst providing the perfect backdrop for alfresco entertaining.

Call or email Mike for further information and arrange an inspection today.

Property Code: 1519

4 BED | 1 BATH | 2 CAR

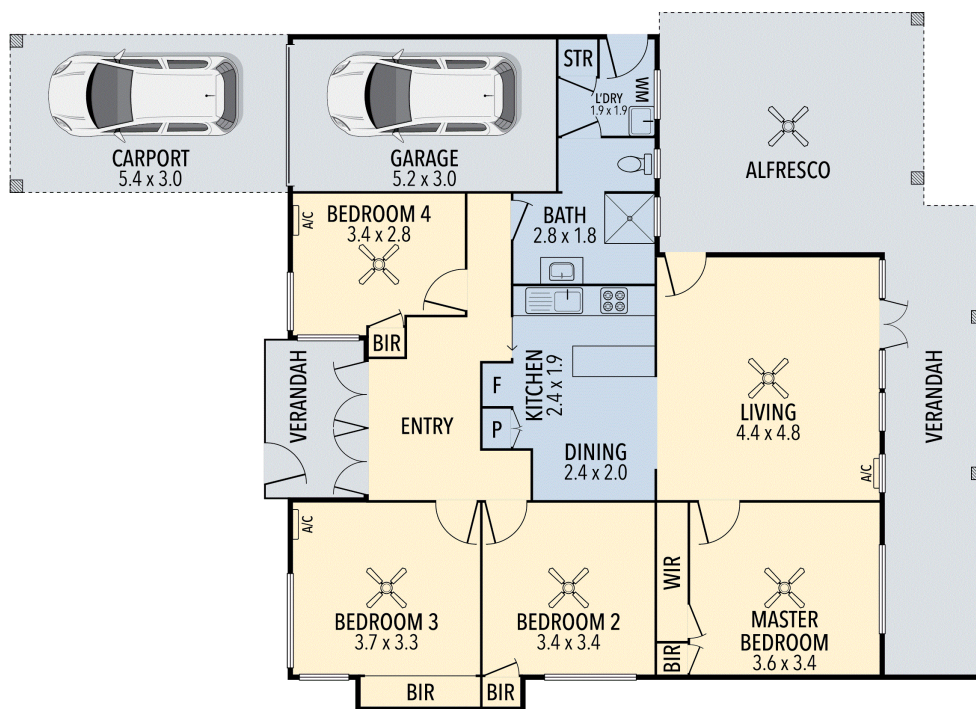
PRICE:  
\$400,000

OPEN FOR INSPECTION:  
N/A



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# 130 VICTORIA AVENUE MARGATE



TOTAL APPROX. FLOOR AREA 120 SQ.M.



Whilst every attempt has been made to ensure accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to this operability or efficiency can be given.

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.