



## Victoria Point, 79 Colburn Avenue

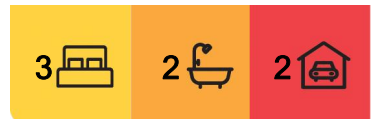
### HOT PROPERTY

This low set home with water views and double street access is must-see. Being zoned medium density, this property offers immense potential for investors and developers.

Location is key: Enjoy proximity to the water, whether it's water views, coastal walks, the Victoria Point boat ramp, Thompson Beach, local parks, or the iconic Pelican Nest area with its cafes and shops.

Property features:

- \*Front garden —fenced.
- \*Paved pathway leading to a large front deck with water views.
- \*Open plan kitchen, dining, and living space with tiled floors, air-conditioning, and ceiling fans.
- \*Kitchen with an island breakfast bar, gas hob, electric oven, dishwasher, and ample storage.
- \*Tiled hallways with linen storage cupboards and closet.
- \*Three bedrooms with carpet, built-in robes, and ceiling fans. The main bedroom includes



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/BT3RF2S](http://ljhooker.com.au/BT3RF2S)

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**LJ Hooker Property Centre**  
**(07) 3286 2500**

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air-conditioning.

\*Bathroom with a corner bath/shower combination, toilet, and vanity.

\*Laundry room adjacent to the kitchen with benchtops, cupboard, and sink, with exterior access.

\*Paved walkway to a large, covered entertainment area offering versatile use.

\*Large rear garage/shed accessed from Wilson Lane, with a remote door, shower, and toilet rooms.

\* Electric hot water, corrugated roof and fully fenced,

If you're downsizing and seeking less property maintenance but still want the perfect location for a short drive, bus ride, or walk, knowing that everything is within reach, then this property should be on your inspection list.

Look out for the Open Home dates or call for a private inspection.

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Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

## More About this Property

<b>Property ID</b>	BT3RF2S
<b>Property Type</b>	House
<b>Land Area</b>	455 m2
<b>Including</b>	Air Conditioning

**Paul Jackson 0435 870 783**

Independent Contractor - Walkitoff Pty Ltd | [pjackson@ljhpropertycentre.com.au](mailto:pjackson@ljhpropertycentre.com.au)

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