



1/83 Marlborough Road, Wellington Point

3 1 2

Entry-Level Charm —Under \$900k

Cute as a button, this character-filled home is the perfect start for buyers wanting to get into the bayside market.

Featuring polished hardwood floors, a north-facing veranda, modern kitchen with dishwasher, and air-conditioned living, it blends charm with everyday comfort. The exterior has been recently painted, roof restoration (10 year warranty), new gutters and downpipes plus a large hot water system and secure fencing with gated pedestrian entry.

Location highlights:

- * Walk to Wellington Point train station and local transport
- * Close to Redlands College and St Mary MacKillop Primary School
- * Easy access to local cafes, shops, and the bay

This one is sure to be popular —don't miss the first open home on Saturday!

Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate

FOR SALE
Offers Over \$849,000

AGENTS

Bruce Hutchison
0403 245 556
bruce@ljhpropertycentre.com.au

AGENCY

LJ Hooker Property Centre
(07) 3286 2500

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

but make no representation or warranty as to the accuracy or completeness of the information relating to this property.

MORE DETAILS

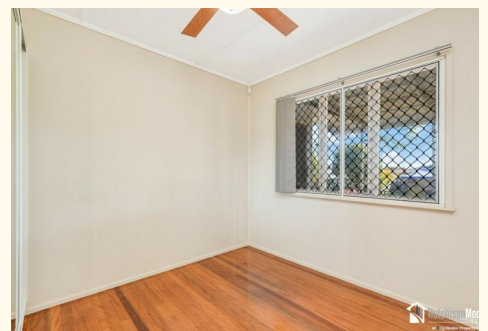
Property ID	BTKGF2S
Property Type	House
Land Area	328 m2
Including	Air Conditioning Toilets (1)

Bruce Hutchison 0403 245 556

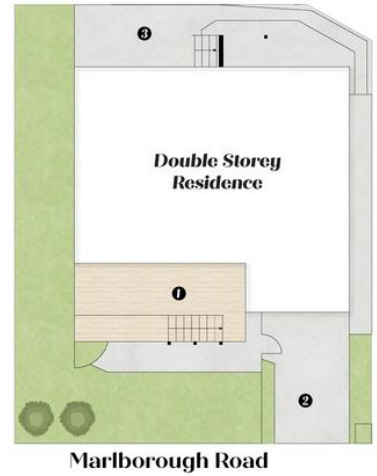
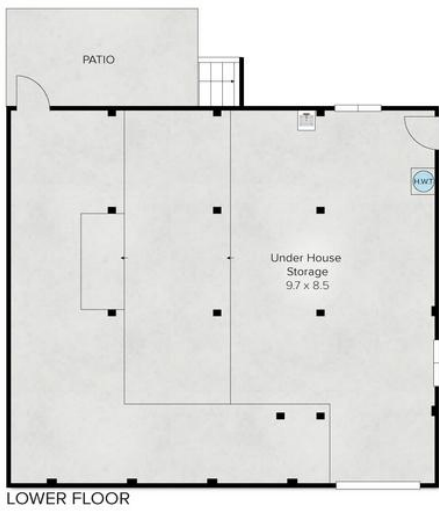
Independent Contractor - Starsky Enterprises Pty Ltd |
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 **3** Bedrooms
 **1** Bathrooms
 **1** Car Spaces
 **158m²** Internal M²
 **328 m²** Land M²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective buyer.

Site Plan Legend

- 1. Verandah
- 2. Driveway
- 3. Patio

Paynter & Williams

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