



6/12-14 Martinez Avenue, West End

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## Over Looking The Lake

**FOR SALE**

Offers over \$ 320,000

Welcome to 6/12-14 Martinez Avenue, West End - a modern ground-floor apartment that captures the essence of relaxed, low-maintenance living in one of the city's most vibrant and sought-after locales.

**AGENTS**

Bruce Slack-Smith  
0412 379 489  
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This beautifully appointed 2-bedroom, 1-bathroom residence offers the perfect combination of comfort, space, and lifestyle. With approximately 114 square metres on title, every inch has been thoughtfully designed to maximise usability and flow.

**AGENCY**

LJ Hooker Townsville  
07 44262125

Step inside and experience the spacious open-plan living and dining area that leads effortlessly onto a private balcony - a serene spot to unwind with uninterrupted water views and abundant natural light. Whether you're entertaining guests or enjoying your morning coffee, this space brings the outdoors in with style.

Both bedrooms are well-sized and feature built-in wardrobes, providing generous storage. The bathroom is centrally located, with a clean, modern design, and there's an internal laundry adding everyday convenience. Air conditioning ensures year-round comfort, and a remote-controlled garage offers secure, hassle-free parking.

What truly sets this apartment apart is its setting within a well-

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 **LJ Hooker**

maintained, resort-style complex. Residents enjoy access to a sparkling inground pool and beautifully landscaped gardens - ideal for relaxing weekends or hosting friends.

Located in the heart of West End, you're just moments from trendy cafes, shopping, riverside parks, and excellent public transport. It's a prime location that appeals to both lifestyle-driven homeowners and astute investors.

If you're looking for a stylish, low-maintenance property that delivers comfort, convenience, and a view - this is it. Apartments of this calibre, in this position, rarely last long.

Don't miss the opportunity to secure your slice of West End living. Contact us today to arrange your private viewing - your new lifestyle starts here.

Rates \$ 1,728.54 per half year  
Body Corp Fees \$5142.66 per year

### MORE DETAILS

Property ID	3VWHWK
Property Type	Apartment
Land Area	114 m2
Including	Air Conditioning Toilets (1) Pool Balcony Built-in-Robes Remote Garage

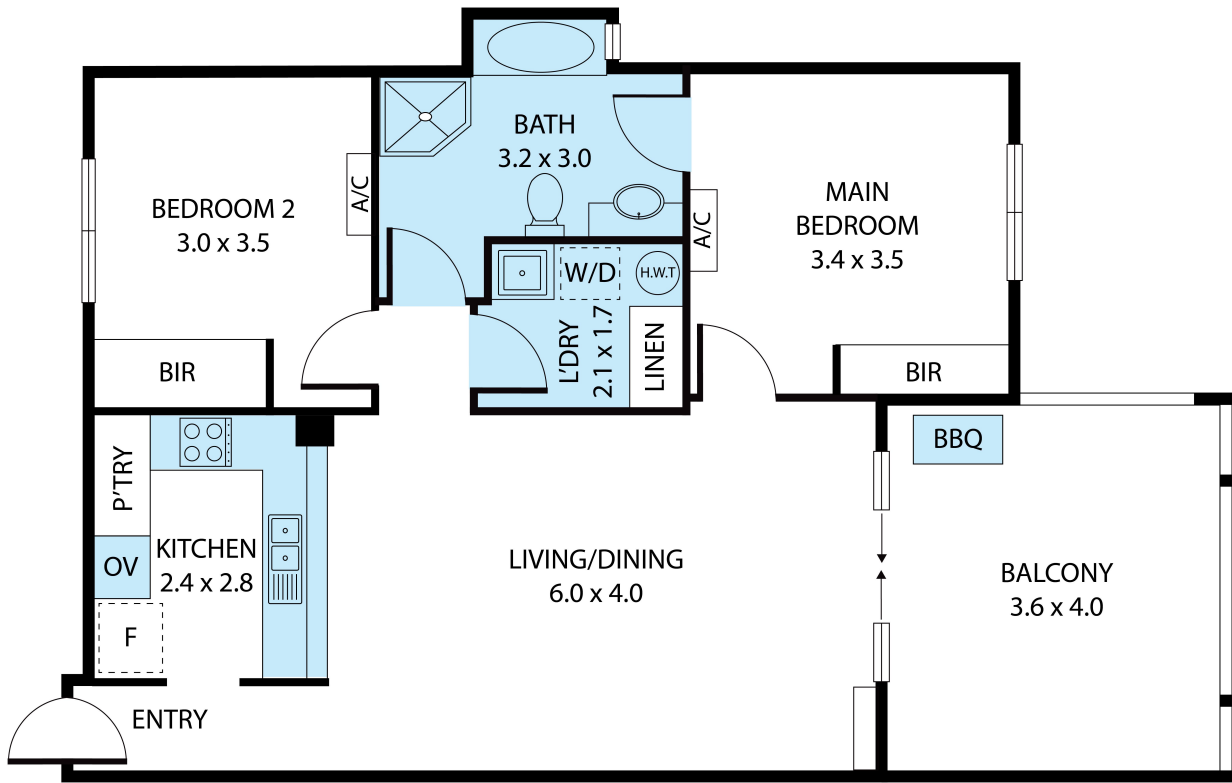
**Bruce Slack-Smith 0412 379 489**

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6/12-14 Martinez Avenue, West End, QLD, 4810

TOTAL APPROX. FLOOR AREA 67 SQ.M

Whilst every attempt has been made to ensure the 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

LIVING	:	67 SQ.M
BALCONY	:	13 SQ.M
TOTAL	:	80 SQ.M

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