

# SOLD

## CUTE COTTAGE POTENTIAL PLUS

Set on 627 sqm of elevated land this home has character and potential in spades. The location is perfect and access to local amenities transport and schools is an added bonus. Easy access to Westfield Carindale and Garden City shopping centers as well as quick access to the Gateway for that trip to the airport, or the north and south coast

Easily converted to accommodate three bedrooms. Other features include

1. Polished timber floors in all rooms
2. Updated kitchen
3. Separate lounge and generous dining room (easily converted to an additional bedroom)
4. Air-conditioning to lounge & master bedroom. Ceiling Fans
5. Separate toilet under house
6. Cottage garden on different levels

This home presents as a comfortable property to live in for the savvy first home owner and explore the possibilities of some renovation going forward.

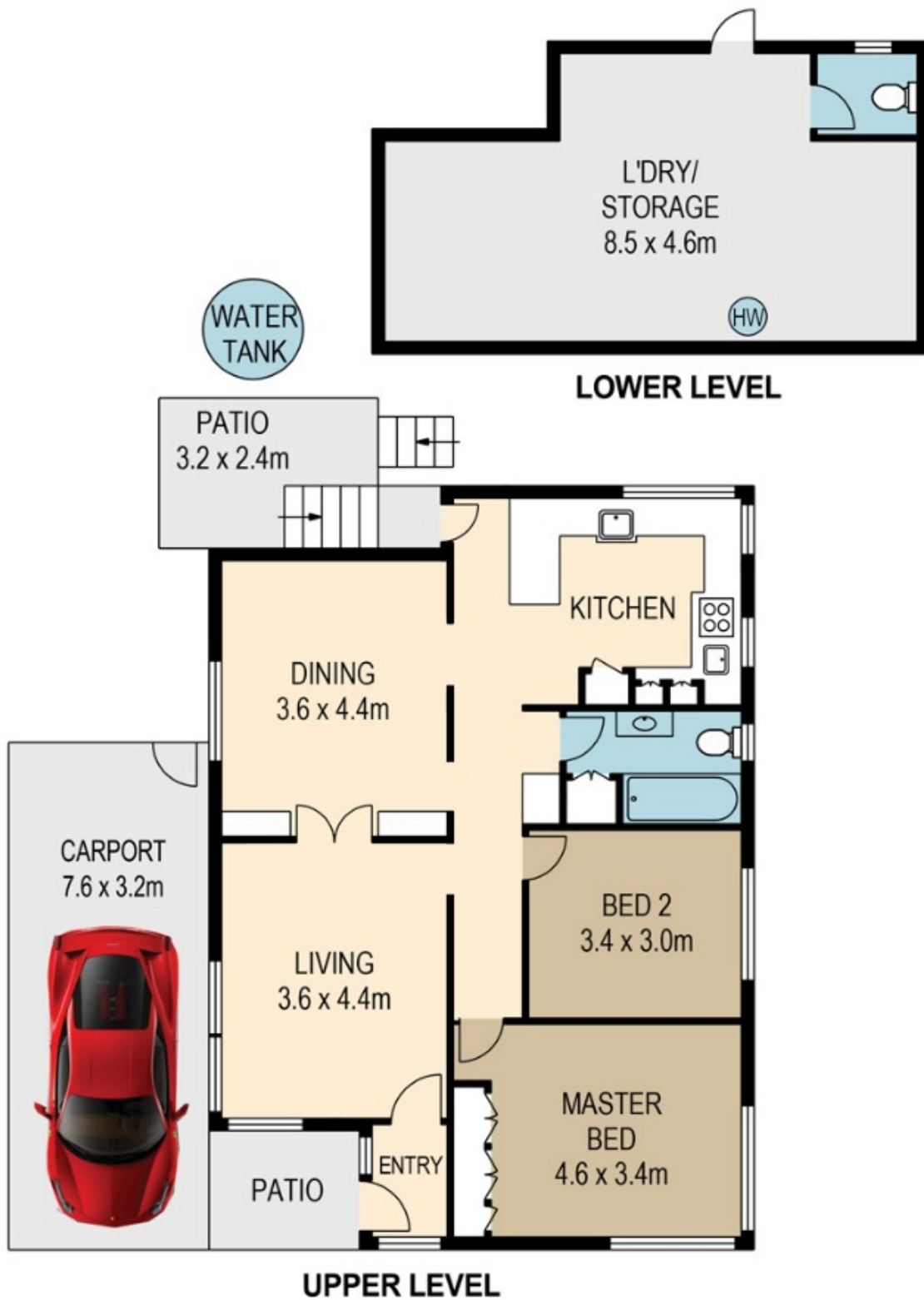
2 BED | 1 BATH | 1 CAR

**PRICE:**  
\$530,000

**OPEN FOR INSPECTION:**  
N/A



**Howard Jackson**  
0404020023  
howardjackson@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

	internal	external
lower	35sqm	
upper	90sqm	36sqm
total	125sqm	36sqm



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.

37 MARGATE STREET

Created by RealScope®  
www.realscope.com.au