



## FOR SALE

### LAND VALUE - BEACHSIDE BARGAIN!.

First In, Best Dressed.

The Location - Super convenient, walking distance to the beach, Margate Village Shopping Centre, Schools and medical facilities.

The House - A modest 2 bedroom cottage with an 'L' shaped lounge, dining & kitchen area with a separate bathroom and toilet. The home and the tenant are both low maintenance and are providing a current rental income of \$265/wk. Plumbing and structural upgrades have been completed. With a metal roof and fibro cladding, predominately lined with masonite sheeting and timber flooring throughout - there is plenty of potential for renovating.

The Land - A gently sloping 405sqm block with a 10.1m frontage. There is side access with the current dwelling, good fencing and the property is surrounded by far superior dwellings. Whether to renovate or remove and rebuild will be up to the individual.

Don't delay, call or email Mike for further information today.

Property Code: 1037

2 BED | 1 BATH | 0 CAR

PRICE:  
\$340,000

OPEN FOR INSPECTION:  
N/A



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