



# FOR SALE

## DUAL LIVING POTENTIAL.

Situated in the heart of Margate, this fully renovated home is within walking distance of Margate Shopping Centre, the waterfront and with a primary school and public transport at the end of the street, you will settle and never want to leave.

Upstairs;

- 2 built in bedrooms
- Air-conditioned lounge room
- Renovated bathroom
- Polished timber floors
- Split system aircon in the living area
- Huge insulated deck with great view

Downstairs;

- 2.9m ceiling height
- Laundry with built-in storage
- Modern bathroom
- Second living area with kitchenette
- Covered outdoor entertaining area

The downstairs area offers huge potential for self-contained accommodation, additional bedrooms, room for a home-based business, or simply a second living area. There are internal and external stairs along with a separate entrances upstairs and down. 4.2kw of solar power is fed back to the grid, offering a great saving to your power bill.

2 BED | 2 BATH | 5 CAR

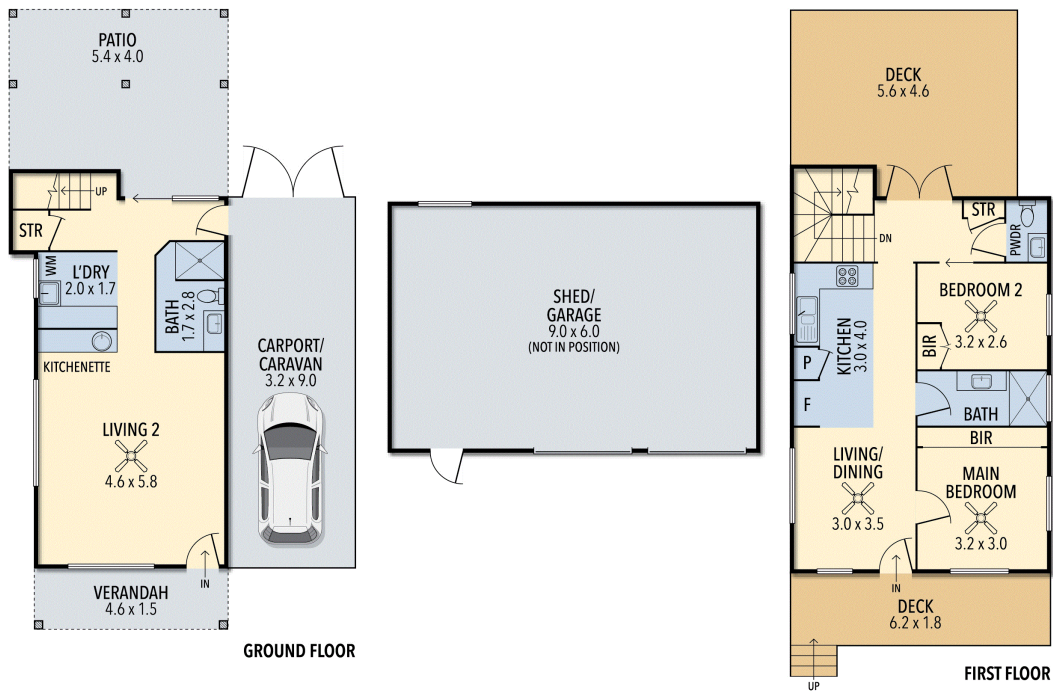
PRICE:  
\$550,000

OPEN FOR INSPECTION:  
N/A



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## 14 SORRENTO STREET, MARGATE



TOTAL APPROX. FLOOR AREA 258 SQ.M.

Whilst every attempt has been made to ensure 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to this operability or efficiency can be given.



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.