



**SOLD**

## THE PERFECT INVESTMENT.

Positioned perfectly on the high side of a quiet street in Margate, this low maintenance brick and tiled home will tick a lot of boxes for both owner-occupiers and investors with a long-term tenant in place and happy to stay on.

Internal features include a split system A/C in the lounge area, ceiling fans in all rooms, and a kitchen and dining area that flows through to the covered outdoor entertaining area.

Externally, 632sqm of land offers heaps of potential to add a pool, large garage/workshop, or perhaps even a granny-flat - there is plenty of room for kids and pets to play in a safe and secure environment.

The location is central to schools, shops, medical facilities, public transport and the Margate Beach waterfront is a short pushbike ride away!

Don't let this one slip away - the owners desire for a sale has been reflected in the price. Contact Mike today to schedule an inspection.

**4 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$768,000

**OPEN FOR INSPECTION:**  
N/A



**Mike Smithers**  
**0402221163**  
mikesmithers@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



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Total Scanned Area : 149m2

11 Magnolia Street, Margate

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TRADING PHOTO & STUDY

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.