



FOR SALE

2 FLATS - 160M TO MARGATE BEACH.

Often sought, but rarely offered - Multiple income streams.

The perfect investment, or the perfect site for your dream home.

2 flats only meters down Sandy Lane to kilometers of sandy beach, walking paths, cafes, bars and restaurants - the location is amazing!

Both dwellings are oversize in their proportions, with a single bedroom plus office for flat 1 and 3 bedrooms and an office for flat 2. Both offer separate dining rooms adjacent to the kitchen and spacious living rooms.

With M.B.R.C. zoning falling under the Next Generation Neighborhood Precinct, there is a permissible building height of up to 12m with an opportunity to capitalise on nearby water views.

Options are aplenty:-

- Hold and maintain as they currently are
- Renovate for an improved yield
- Re-build with a new multiple dwelling (S.T.C.A.)
- Re-build a single dwelling in a prime location

These opportunities are few and far between, don't delay - contact Mike for further information, internal photos or a video walkthrough today.

4 BED | 2 BATH | 2 CAR

PRICE:
\$850,000

OPEN FOR INSPECTION:
N/A



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Homes4U

4 2 2

4 Cowen St, Margate

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Total Scanned Area : 203m²

**SIMMS
AGENCY.**
TRADING PARTNER & STAFF

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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.