



## FOR SALE

### INVEST OR NEST ON 680SQM.

Stop your search - this is the one! Set amongst quality brick & tile properties within a quiet street, this home will be the perfect place for a young family looking to move to the Peninsula and start enjoying the bay-side lifestyle on offer.

A minor renovation in recent years including fresh paint, floor coverings and a renovated bathroom, has transformed this 1980's brick and tile residence to a very livable family home with potential to further the works when time and budget allows.

Features include;

- \* 3 good sized bedrooms with ceiling fans and built-in robes to beds 1 & 2
- \* Fully renovated bathroom with separate bath and shower
- \* Large lounge/dining area with ceiling fan
- \* Covered outdoor entertainment area
- \* Double garage with internal entry
- \* Fully fenced backyard on 680sqm of land

The location is super convenient, under a kilometer to schools, shopping centre, medical facilities and only just over to sandy beaches and kilometers of beachfront walking paths.

There are currently great tenants in place, so notice will need to be given for all inspections – contact Mike to arrange your's today.

3 BED | 1 BATH | 2 CAR

PRICE:  
\$800,000

OPEN FOR INSPECTION:  
N/A



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



**Homes4U**

3 1 2

7 Rosemary Street, Margate

THIS FLOOR PLAN INCLUDING FURNITURE, FIXTURE MEASUREMENTS AND DIMENSIONS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. SIMMS AGENCY GIVE NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE ACCURACY AND LAYOUT. PLEASE DIRECT ALL QUESTIONS REGARDING THE PROPERTY TO THE AGENT, VENDOR OR PARTY REPRESENTING THE PROPERTY.

Total Scanned Area : 160m<sup>2</sup>

**SIMMS  
AGENCY.**  
TRADING PARTNER & STAFF

Mike Smithers

0402 221 163

mike@homes4u.net.au

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.

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

**@realty**