







32 Ewan Street, Margate

COASTAL LIVING AWAITS - ENDLESS POTENTIAL, JUST MOMENTS FROM THE MARGATE WATERFRONT

Positioned in one of Margate's most desirable pockets, just a short stroll from the sparkling waterfront, this incredibly versatile residence presents an outstanding opportunity for families, investors and buyers seeking genuine dual living potential. Offering two spacious levels of accommodation, multiple living zones and exceptional flexibility, this is a home designed to adapt to your lifestyle for years to come.

Whether you're looking to accommodate extended family, create the ultimate teenager's retreat, operate a home business, generate additional rental income or simply enjoy the luxury of extra space, 32 Ewan Street delivers endless possibilities.

Upstairs, polished family living takes centre stage with a bright and airy open-plan living and dining area flowing effortlessly onto the expansive front verandah. Capturing beautiful sea breezes, this inviting outdoor space is the perfect setting for morning coffees, afternoon drinks or entertaining family and friends. The functional

3 2 2

FOR SALE
$950,000+

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

kitchen is centrally positioned to service the home, while three well-proportioned bedrooms, all complete with built-in robes, are serviced by the family bathroom.

The lower level significantly expands the home's functionality, featuring two oversized multipurpose rooms, a kitchenette, second bathroom, laundry and additional utility rooms. With its own practical layout, this level lends itself perfectly to dual living arrangements, providing excellent separation for extended family, independent teenagers or guests. Investors will also appreciate the potential to maximise returns by renting either the upper or lower level (subject to council approvals and buyer due diligence).

Outside, the generous backyard provides plenty of room for children and pets to play, while multiple storage sheds and a covered double carport add further practicality to this already impressive package.

Located just moments from the iconic Margate foreshore, you'll enjoy morning walks along the waterfront, weekends spent at local caf&aecute;s, parks and beaches, and the relaxed coastal lifestyle the Redcliffe Peninsula is so well known for. With schools, shopping centres, public transport and the Redcliffe CBD all within easy reach, this is an address that perfectly balances lifestyle and convenience.

Features You'll Appreciate

- Outstanding dual living potential with excellent separation between levels
- Opportunity to rent the upper or lower level for additional income (STCA)
- Three spacious bedrooms, all with built-in wardrobes
- Light-filled open-plan living and dining area
- Large entertainer's verandah capturing beautiful bay breezes
- Functional kitchen with ample bench and storage space
- Two bathrooms across both levels
- Two generous multipurpose rooms downstairs
- Kitchenette servicing the lower level
- Two additional utility rooms
- Spacious sunroom offering another versatile living space
- Separate internal laundry
- Covered double car accommodation
- Multiple sheds providing excellent storage
- Fully usable backyard with plenty of space for children, pets or future improvements

Location Highlights:

- Easy walk to Margate Beach and waterfront walking paths
- Close to local caf&aecute;s, restaurants and weekend markets
- Minutes to Margate Village Shopping Centre
- Close to Peninsula Fair Shopping Centre
- Nearby quality public and private schools
- Easy access to Redcliffe Hospital
- Short drive to Redcliffe Jetty and Settlement Cove Lagoon
- Convenient access to public transport
- Approximately 35 minutes to Brisbane CBD
- Approximately 25 minutes to Brisbane Airport

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MORE DETAILS

Property ID	1UFUF1H
Property Type	House
Land Area	506 m2
Including	Deck
	Carport







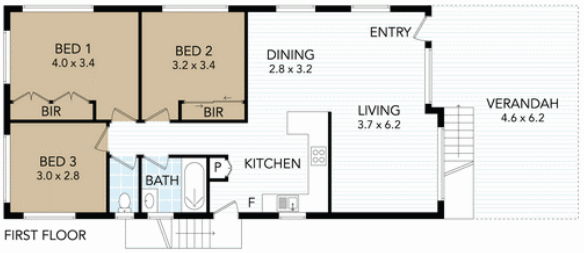


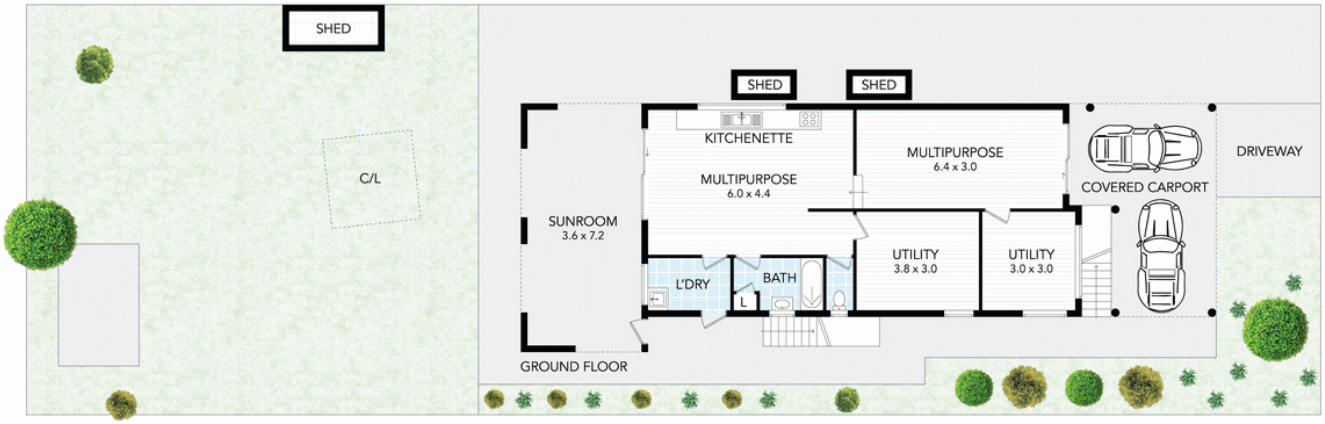


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Bec Blewitt
LJ Hooker
Property Connections

32 Ewan Street, **Margate**

3 2 2 178m²

All dimensions are approximate; they may be subject to errors and inaccuracies, and no liability will be accepted.
Plans are shown for marketing purpose only.

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