



61 Ewan Street, Margate




## Modern Family Living with Space, Style & Security

Positioned in a quiet, contemporary setting, this near-new single-storey brick veneer home (built in 2024) delivers the perfect blend of modern design, functional living, and peace of mind, complete with a full structural warranty in place until 2030.

From the moment you step inside, the sense of space is immediate. Soaring cathedral ceilings enhance the expansive open-plan living and dining zone, creating a light-filled central hub designed for both relaxed family living and effortless entertaining. Glass stacker doors extend this space outdoors, seamlessly connecting to the covered entertaining area and low-maintenance, fully fenced backyard, ideal for year-round enjoyment.

The thoughtfully designed floorplan offers four generous bedrooms, with the master suite featuring a large walk-in robe and private ensuite. The remaining bedrooms all include built-in robes and are serviced by a well-appointed main bathroom complete with a separate bath for added convenience.

A standout feature is the dedicated double study area, complete with built-in desk space, perfect for working from home, study, or

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**FOR SALE**  
\$1,450,000

**VIEW**  
By Appointment

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 **LJ Hooker**

managing daily life with ease.

At the heart of the home, the sleek all-electric kitchen impresses with stone benchtops, quality appliances including cooktop, oven, microwave, and dishwasher, plus ample storage for the home chef. A separate laundry/mudroom and large linen closet add to the home's practical appeal.

Comfort is assured year-round with ducted, fully zoned reverse-cycle air conditioning and ceiling fans throughout, while 2550mm ceilings to the remainder of the home and 2350mm doors enhance airflow and architectural feel.

Security and peace of mind are also well covered with an insulated Colourbond roof, security screens, CCTV system, and a double lock-up garage with remote access.

This is a home that truly delivers on space, style, and modern family functionality-ready to move in and enjoy.

## MORE DETAILS

Property ID	20GCGWZ
Property Type	House
Land Area	410 m2

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