

## Margate, 121 Sandfly Road

Unleash the possibilities

Welcome to 121 Sandfly Road, Margate &ndash; a solid and spacious home full of potential, just waiting for the right touch. This property offers a fantastic opportunity for renovators, first home buyers, or investors looking to add value. With good bones, a generous floor plan, and a sizeable block, it's easy to see the possibilities. The homes structure and layout provide the perfect foundation to create something special.

The house has a North Easterly aspect and gets good light and sunshine. There are multiple living areas efficiently warmed by a floor mounted Daikin heat pump and a fantastic wood heater with some real character.

The block is just over an acre (4053m<sup>2</sup>) and has the added benefit of town water. There are established trees, shrubs and gardens in place as well as a carport and a shed for storage.

Conveniently located close to local schools, shops, and transport, this is your chance to



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**For Sale**  
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**(03) 6272 8177**

roll up your sleeves and unlock the true value of this well positioned Margate gem.

North West Bay Golf Club and Margate Bowls Club are only a few minutes drive away as is the increasing popular Hopfields Brewery&hellip;&hellip;&hellip;&hellip;ideal for a casual meal and relaxing drink.

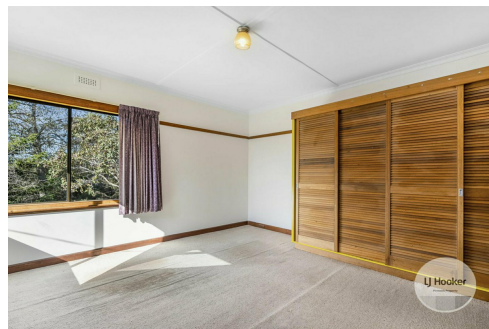
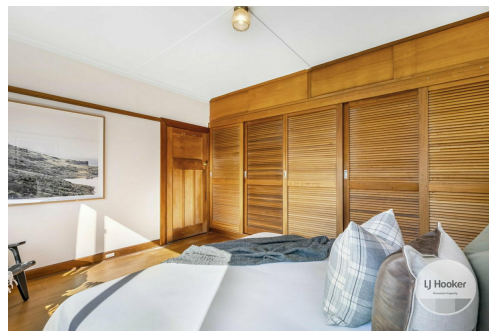
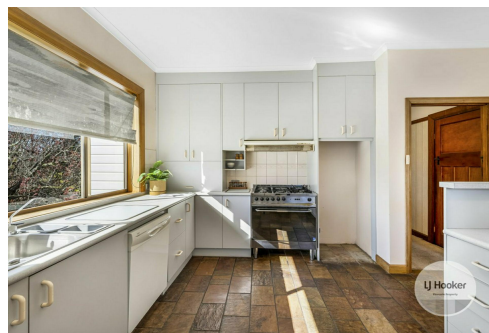
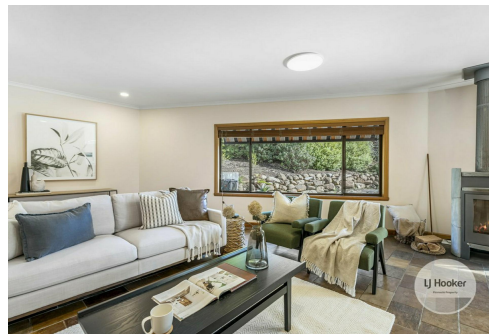
The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

## More About this Property

<b>Property ID</b>	1WJ1F
<b>Property Type</b>	House
<b>House Size</b>	157 m2
<b>Land Area</b>	4053 m2
<b>Including</b>	Toilets (1)

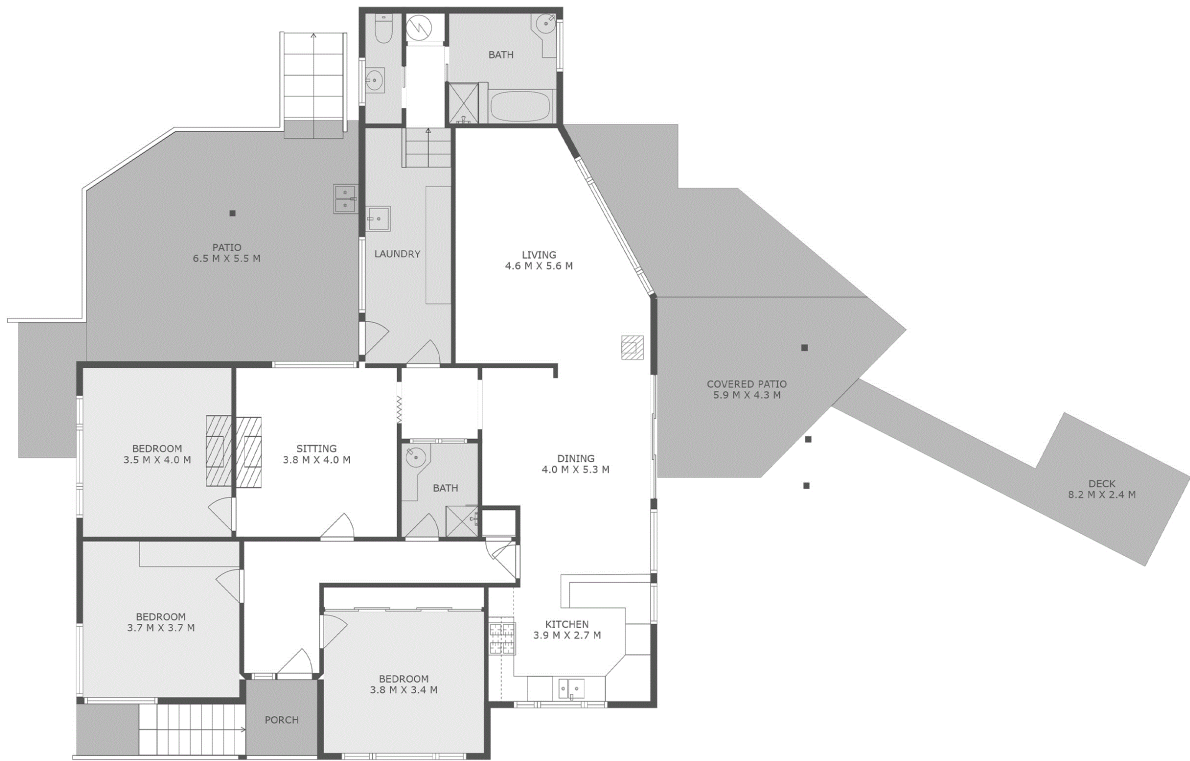
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## 121 Sandfly Road, Margate

Total approx. floor area: 157m<sup>2</sup>

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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