

## Margate, 1844 Channel Highway

Sunshine, space and so much potential

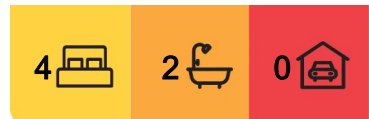
Tucked away in sunny Margate, this 4 bedroom family home offers the best of semi rural living with the convenience of town amenities. Set on just over an acre with town water connected, this property is ideally positioned within a short stroll to the ever popular Meredith's Fruit Store and just a short drive to all local shops, schools, cafes and services.

The spacious home features an open plan kitchen, dining and living area that soaks in plenty of natural light. While the house could benefit from some fresh floor coverings and paint, it provides a fantastic opportunity to add value and personalise to your taste.

The land is mostly level and has a peaceful feeling which is perfect for kids, pets, or even a veggie patch and there are several fruit trees to complement the area's orchard heritage. If you're after a generously sized block, a quiet lifestyle, and the chance to make a home your own, this Margate gem is ready and waiting for its next chapter. You get the benefit of country living without sacrificing the practical comforts.



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**For Sale**  
Offers Over \$765,000

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**Contact**  
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**LJ Hooker Pinnacle Property**  
**(03) 6272 8177**

There's plenty of room here for everyone to spread out and enjoy the relaxed pace of life that Margate is known for. The home's open plan layout makes it easy to entertain family and friends, and the four bedrooms and two bathrooms mean there's space for a growing family, guests, or a dedicated work from home setup.

Outside, the block provides endless possibilities. . . . from extending the garden, adding a carport or garage or simply enjoying the privacy and space that over an acre affords.

The location is a real highlight &mdash; stroll down the road for fresh local produce at Meredith's, or take a short drive to Margate's shops, Tavern, Hopfields Brewery for a lovely meal and a drink. An added bonus is the Margate Bowls Club, North West Bay Golf Club and Dru Point Reserve are all a short drive away. Hobart's CBD is only around 20 minutes away, making this property an ideal balance of convenience and lifestyle.

With a bit of elbow grease and vision, 1844 Channel Highway could become a warm, welcoming family home or a smart investment in a sought after area. Bring your ideas, and make the most of this sunny slice of Margate!

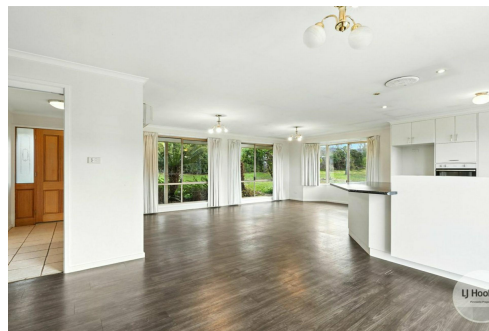
The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

## More About this Property

<b>Property ID</b>	3FJ1F
<b>Property Type</b>	House
<b>House Size</b>	144 m2
<b>Land Area</b>	4470 m2
<b>Including</b>	Toilets (2)

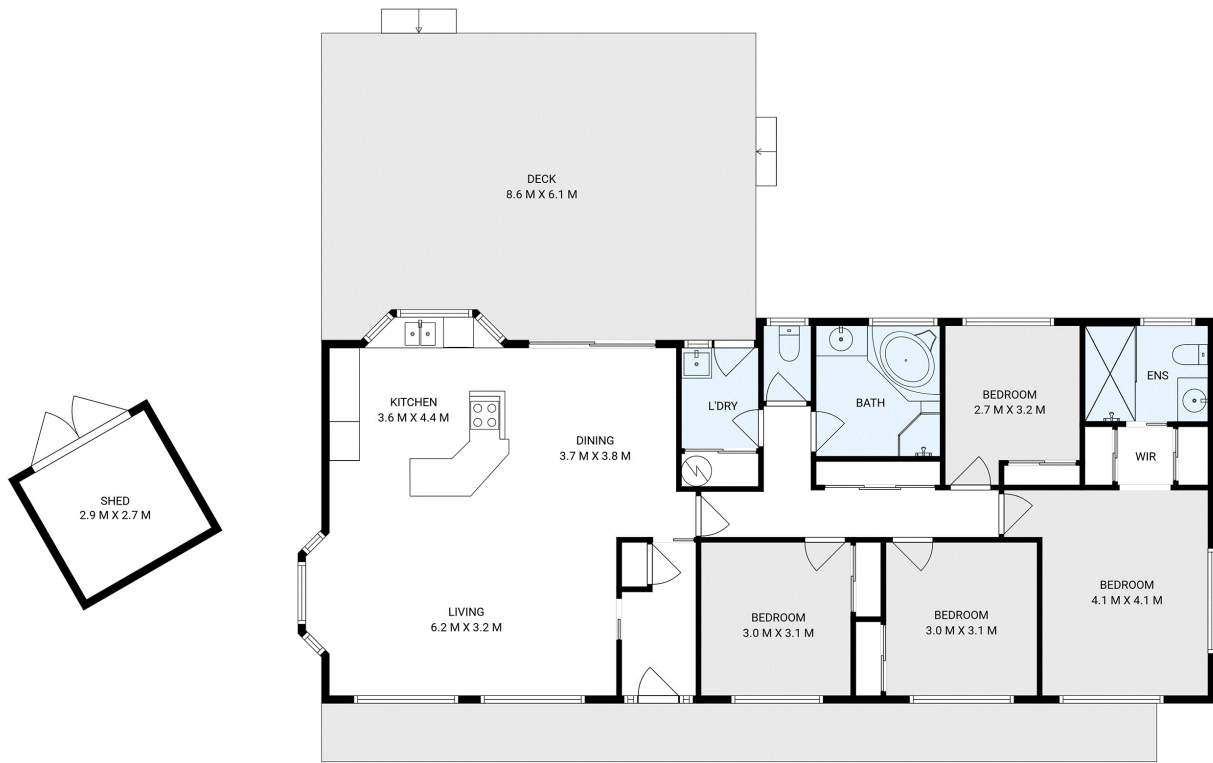
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House area: 137 sqm

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

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