



38A Beach Road, Margate

Step Into Lavender Cottage — A World of Gardens & Views

Known affectionately as Lavender Cottage, this charming property offers a rare combination of space, privacy, established gardens and beautiful mountain scenery, all set upon a level allotment of more than 1,000m²; in a peaceful Margate setting.

North facing and blessed with wonderful natural light, the home enjoys an inviting outlook towards the surrounding mountains, including the distinctive silhouette of Sleeping Beauty. Whether you're relaxing on the timber deck with your morning coffee or enjoying a leisurely evening of alfresco dining, the setting provides a wonderfully peaceful backdrop to everyday life.

Inside, the home offers two generously sized bedrooms, each complemented by its own large ensuite bathroom, providing comfort and privacy for residents and guests alike. Upstairs, a versatile additional space creates an abundance of possibilities, incorporating a dedicated office area, craft room and rumpus or reading space. It is a flexible arrangement that can easily adapt to hobbies, working from home, creative pursuits or simply provide somewhere to unwind.

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FOR SALE
Offers Over \$950,000

VIEW
By Appointment

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

The modern kitchen is full of appliances and the adjacent dining and living spaces are all overlooking the garden. The Celery Top Pine posts in the centre of the home are a distinctive highlight and blend well with the raked timber ceilings.

For garden lovers, the grounds are a true highlight. Beautifully established and lovingly tended, the gardens feature an abundance of colour, fragrance and seasonal interest, with lavender, roses, wisteria, established hedges, lemon trees, productive vegetable patches and much more creating a private and enchanting outdoor environment. There are plenty of spaces to wander, garden, entertain or simply sit and enjoy the surrounds.

The outdoor living is equally appealing, with a timber deck perfectly positioned for morning coffee and relaxed entertaining, together with a private courtyard offering another tranquil place to enjoy the gardens.

Completing the property is a substantial double garage, providing secure parking and excellent storage, while the generous level grounds offer plenty of space and scope for those seeking room to garden, relax and enjoy the outdoors.

Full of warmth, character and individuality, Lavender Cottage is much more than a home – it is a peaceful garden retreat with mountain views, flexible living spaces and a wonderful sense of privacy. Properties offering this combination of land, established gardens and charm are increasingly difficult to find.

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 DETAILS

Property ID	XZJ1F
Property Type	House
House Size	170 m2
Land Area	1166 m2
Including	Ducted Cooling
	Ducted Heating
	Deck
	Outdoor Entertaining
	Secure Parking
	Fully Fenced
	Remote Garage

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Approx. house area: 183 sqm

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

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