

## Margate, 8 Lotus Court

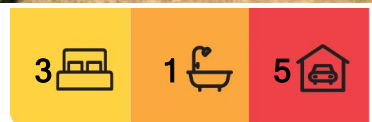
Your private urbane oasis awaits&hellip;

Nestled on a spacious 1209m2 block, this charming 3-bedroom home offers the perfect blend of comfort, style, and convenience.

Step through the front door, walk down the hallway and prepare to be amazed as you enter the heart of the home, the open plan dining and kitchen area, providing seamless access to the incredible outdoor living space this home has to offer...

The dining and kitchen area feature elegant timber flooring, creating a sense of warmth and sophistication. The kitchen, boasting stainless steel appliances including a gas cooktop and dishwasher, is a chef's delight, complete with an island bench for casual dining and meal preparation.

Adjacent to the dining and kitchen area, the living room offers a cozy retreat with plush carpeting underfoot, perfect for relaxing evenings with family or entertaining guests. Stay



**For Sale**  
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[ljhooker.com.au/5W3HFCS](http://ljhooker.com.au/5W3HFCS)

**Contact**  
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comfortable year-round with the Hitachi reverse cycle air conditioning unit and heat transfer kit ensuring optimal climate control throughout the home.

Retreat to the master bedroom, featuring a walk-in wardrobe and direct access to the bathroom. Adorned with a large bayview window, the master bedroom offers a peaceful sanctuary bathed in sunlight.

Bedrooms 2 and 3 are thoughtfully designed with built-in wardrobes, providing ample storage space for belongings.

The modern bathroom, accessible from both the master bedroom and the hallway, adds to the convenience and functionality of this home.

Step outside and discover your own private urban oasis. The undercover entertaining area ensures year-round outdoor enjoyment, perfect for hosting barbecues or simply unwinding in the fresh air. The fully landscaped yards feature sprinkler systems and established gardens, including two above-ground veggie patches for those with a green thumb.

For added convenience, the property includes a large separate double garage and an additional garden shed, providing ample storage space for vehicles, tools and outdoor equipment.

Don't miss this opportunity to make 8 Lotus Court your new home sweet home. Contact Simon or Taya today to schedule a viewing and experience the best of Tasmanian living! 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>   | 5W3HFCS             |
| <b>Property Type</b> | House               |
| <b>House Size</b>    | 129 m <sup>2</sup>  |
| <b>Land Area</b>     | 1209 m <sup>2</sup> |

### Simon Parsons 0438 296 830

Pinnacle Partner | Sales Consultant | [sparsons@ljhookerpinnacle.com](mailto:sparsons@ljhookerpinnacle.com)

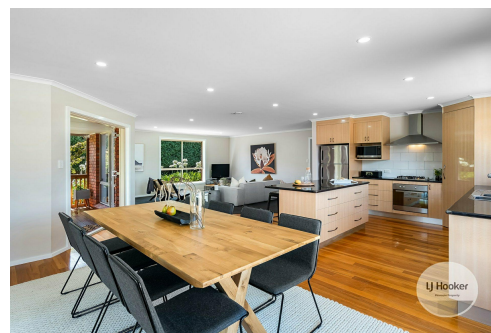
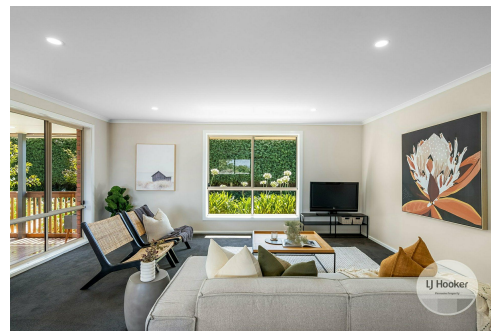
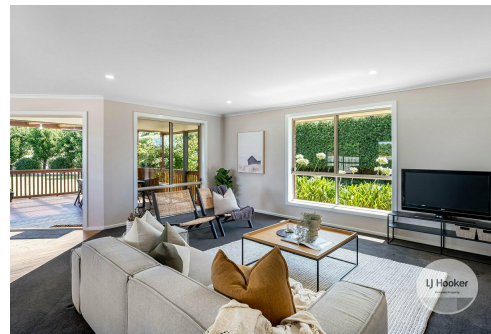
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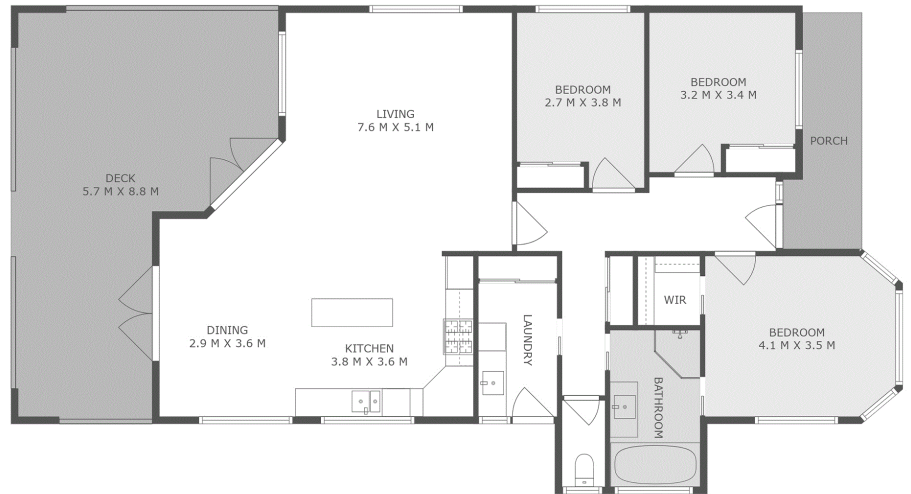
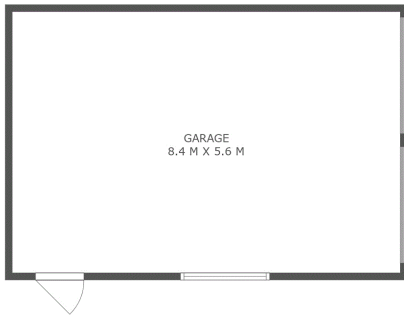
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## 8 Lotus Court, Margate

Total approx. floor area: 119m<sup>2</sup>

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

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