

**29 Langdon Avenue, Margate, Qld 4019**



**House For Sale**

Friday, 2 February 2024

29 Langdon Avenue, Margate, Qld 4019

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 519 m2**

**Type: House**



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Stephan Siegfried

**\$899,000 +**

Welcome to a property that has been cherished by its owner for over 50 years! Nestled on a spacious 519sqm block East of Oxley, this characterful highset home beckons those seeking a larger-than-average slice of coastal paradise. With a whopping 19.2m frontage providing ample access, this gem accommodates not only a comfortable family home but also has room for a caravan, boat, or both! Whether you're a family looking for a delightful residence or an astute investor eyeing a lucrative rental opportunity, this home ticks all the boxes. Situated just a leisurely stroll (500m) from the waterfront, you can effortlessly reach the sandy Margate beach. Alternatively, a short drive takes you to both Redcliffe and Margate CBD, ensuring you have easy access to shops, schools, coffee shops and restaurants.

**Upper Level Features:**

- \* Main Entrance
- \* 3 bedrooms, including a master with a private study/dressing area and direct access to the family bathroom.
- \* Abundant living space, comprising a sunroom, air-conditioned open plan living/dining/kitchen, and a spacious rumpus room with views of the pool and bay.
- \* Beautiful, polished timber floors and an array of original features.
- \* Internal stairs leading to the ground floor.

**Ground floor (with its OWN front entrance):**

- \* Huge multipurpose room with a kitchenette
- \* Modern 2ND bathroom featuring a walk-in shower
- \* Spacious laundry
- \* 2 generous storerooms, walk through one to the other, ideal for crafts or a private work-from-home setup

**Outside:**

- \* A covered entertainment space overlooking the inviting inground pool
- \* Screened, private swimming pool
- \* Gated side access to a carport and additional storage
- \* 519m<sup>2</sup> block - 19.2m frontage
- \* Storage room & shed
- \* Solar to help keep those power bills in check

The current owner has loved the tranquility of this quiet bayside street, but it's now time for a new chapter. Don't miss out on the opportunity to make this magical spot your own. Remember, the golden rule of property is Location, Location, Location — and this property has it with bells on! Homes in this sought-after East of Oxley Margate streets typically don't last long. Call today to arrange a viewing. My advice, don't wait!