

**33 Macdonnell Road, Margate, Qld 4019**



**House For Sale**

Wednesday, 11 October 2023

33 Macdonnell Road, Margate, Qld 4019

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 506 m2**

**Type: House**



Brett Viertel  
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Adrienne Graham  
0413281325

## Auction

AUCTION ON SITE SUNDAY 10TH DECEMBER, 4.30PM Offering endearing hospitality with the advantage of great family sizing, this classic Queenslander home has the warming qualities renowned of its heritage along with options to upgrade as you desire. Boasting a brilliantly versatile floor plan with dual-living possibility, water views and a shimmering foreshore just 300m away ensures the perfect coastal lifestyle! French doors, VJ panelling, high ceilings and timber floors cement the character warmth throughout the home with living, dining and a large lounge all enjoying great connection and cooling sea breezes. The central kitchen is sized brilliantly for large catering demands, offering plenty of storage, gas cooking, multiple bench spaces and handy island with seating. Multiple French doors open to the large front deck where covered alfresco living is served with a side of water views and bay breezes! Further outdoor entertaining options are available on the rear deck and sun-kissed patio whilst the large backyard provides a wonderful haven for kids; fenced and including mature greenery with plenty of space for a pool! A wonderfully airy home office joins three bedrooms on the upper level with two including air-conditioning and built-in storage. Updated with subway tiling and frameless glass shower, the renovated main bathroom services the family perfectly. Downstairs, two bedroom-sized utility rooms join a second bathroom, huge multi-purpose room and separate studio. With the inclusion of a handy kitchenette and good privacy, there are options to create dual-living if desired. Additional features include huge powered under house storage/workshop, solar electricity, covered carport and gated driveway. The picture perfect coastal lifestyle awaits with popular Sutton's Beach just a short 400m stroll at the end of the street, along with endless beach foreshore, walking tracks and plenty of local coffee nooks to try! In addition, there are a plethora of shopping and dining at Redcliffe Beach and Settlement Lagoon just up the road whilst the schooling and transport options also add to the immense appeal.

- 506m<sup>2</sup> - Coastal Queenslander within walking distance of the beach - Character features including 13ft ceilings, VJ walls and timber floors - Airy and light-filled living and dining - Large lounge with heritage picture rails - Well-appointed kitchen with plenty of storage, gas cooking and island bench - Covered front deck with multiple French doors and water views - Rear covered and open-air entertaining plus large, fenced backyard - Upstairs home office with louvred windows and connection to deck - Three bedrooms; two including air-conditioning and built-in storage - Renovated main bathroom with subway tiling and frameless glass - Downstairs studio with kitchenette and dual-living options - Large multi-purpose room plus two bedroom-sized utility rooms - Powered lower workshop/storage - Solar electricity - Single carport with gated driveway - Within walking distance to beach, parkland, shops and coffee - Council Rates \$600/qtr - Water Rate \$490/qtr - Projected Weekly Rental \$775.00