

36 Dodds Street, Margate, Qld 4019



Sold House

Saturday, 24 February 2024

36 Dodds Street, Margate, Qld 4019

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 810 m2

Type: House



Stephan Siegfried



Jo Fenton

0490021981

\$1,055,000

DOUBLE BLOCK - TWO LOTS Extremely rare double block, 810m² measuring 40m x 20m situated in a quiet street close to the waterfront. The large level block is already on 2 existing lots, making it absolutely prime for cheap and easy sub-division. No need for approvals to split the block (and the associated development costs from Council), just arrange to remove the old home and divide the block into its 2 (already created) lots. To make it even easier, in this part of the street the services are located in the street, there are no sewer lines or services that intersect the block nor easements to worry about. The land gently slopes towards the street frontage which just makes building new homes super easy. As lovely as the home is, the value of this property is absolutely in the land. To most buyers the home will hold zero economic value, however some people may wish to save her. Built in the 1950's, you'll find a 3 bedroom, 1 bathroom lowset brick home that has had a few additions (such as built-in sunrooms) in the very distant past. The original part of the home is solid, we recognise it'll need a lot of love and attention if you want to return her to her original glory. There are some beautiful period features such as silky oak doors, decorative cornices, bull-nose brickwork, magnificent timber floors, plaster ceilings etc. this would have been a premium home back in the day when she was built. However, times move forward and given the position and the TWO lots, we envisage the new buyer will most likely utilize the land to subdivide and build their dream home/s! At the moment the property is currently occupied by fabulous tenants who have been here for 17 years. They are happy to move but have also expressed that they will be more than happy to stay if the current owner has other plans, whether that be short or long-term. What makes this area special is that it is just a stone's throw away from the sandy beaches of Margate & Woody Point. The position is elevated, it is on a ridge line that is one of the highest points in the area. Close to hand are good local schools, Margate Shopping Centre & Woody Point Village. With easy access on and off the Peninsula it is convenient to both Brisbane C.B.D. and the Domestic and International Airports. Opportunities like these don't present themselves to the market very often these days and splitter blocks with 2 x lots already created are becoming so hard to find. If you are interested, please call to book your private inspection today. Don't wait, we know this unique opportunity WILL NOT LAST!