

# 72 Duffield Road, Margate, Qld 4019

## House For Sale

Wednesday, 17 April 2024



72 Duffield Road, Margate, Qld 4019

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 810 m2**

**Type: House**



Brendan Browne  
0414895295

**\$1,045,000**

Here is an amazing opportunity to purchase a charming character home positioned on a generous 810m<sup>2</sup> block and sitting on 2 separate lots. Conveniently located just 700m to the beautiful Margate beach, this prime piece of real estate is bound to be a solid investment for the future. The existing character home offers 3 bedrooms, plus a sleepout and 3 bathrooms so it is perfect to move in and enjoy the quintessential Queenslander lifestyle or ideal to rent out for future growth. Situated mere moments away from the vibrant pulse of Margate, this property enjoys unparalleled access to a plethora of shops, cafes and bars. Whether you're craving a morning coffee or seeking a leisurely stroll along the waterfront, everything you require to enjoy the coastal lifestyle is right on your doorstep. This property not only offers a fantastic location and lifestyle, but it also has amazing development potential being already positioned on 2 lots and within the MBRC Next Generation Zoning. This zoning allows for multi-residential development and up to 12m heights limit so offers a variety of options subject to council approvals. Properties on double lots are getting harder to find, so don't miss this amazing opportunity contact Brendan today to arrange a private inspection before it's too late.