

62 Van Morey Road, Margate, Tas 7054

RIPPLE

House For Sale

Tuesday, 2 July 2024

62 Van Morey Road, Margate, Tas 7054

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 2097 m2

Type: House



Warwick Page
0362280895

Offers Over \$795,000

Set on a sizeable block with a generous floorplan, you will be impressed by this three-bedroom property situated in the popular Channel town of Margate, just 25 minutes from Hobart's CBD. The home's potential is evident, offering a fantastic opportunity for families keen to take on some basic upgrades and create an ideal contemporary home, or for those interested in investigating the possibility of developing the site with an additional dwelling. The living room is particularly spacious, and benefits from large windows that let in plenty of natural light and a pleasant outlook over the front garden and surrounding Margate Hills. The room also has air conditioning and a wood heater to keep you comfortable whatever the temperature outside. A separate dining room leads through to the roomy kitchen that provides a functional work area with ample storage and bench space. All three bedrooms have built-in storage, and the master has an ensuite and walk-in wardrobe. The central bathroom contains a shower over bath, vanity, and toilet; and there are laundry facilities with direct access outside. A choice of covered outdoor spaces - both with lovely views over the D'Entrecasteaux Channel - make entertaining easy. There's a sheltered deck at the rear of the property, perfect for relaxed dining or quiet relaxation, as well as a second undercover area that would suit larger gatherings, or even accommodate a covered workspace. The 2,097sqm fenced block also includes a workshop and garden shed, and off-street parking for two cars. Formerly an impressive garden filled with flourishing produce, there are still some remaining structures to protect crops from birds, which will appeal to green thumbs interested in restoring this area to its former glory. Alternatively, the relatively flat parcel of land is an optimal site for development (STCA). Kids can walk the 500m to school or down to Margate Memorial Oval to run off some energy. Margate's shops and services - with a new retail development nearing completion - are just around the corner, as well as fabulous playgrounds, walking tracks, and nature reserves all nearby. The daily commute to central Hobart is very manageable, and all the attractions of the picturesque Channel region are within easy reach. This substantial home in a fast-growing area will appeal to a range of purchasers, so be quick and contact Warwick today to arrange a viewing time, you won't want to miss this outstanding opportunity! We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.