

Under Contract



### 3 Duffield Road, Margate



#### Cracker Jack Location!!!! WATER WATER WATER!

Sitting super close to the beach – just 1 door- this is a once in a lifetime opportunity. The current owner purchased land in 1963 and built a lovely home to suit his family. The time has now come to start a new journey and the hope is that a new owner will love the position as much as the last. From the property the water views are great. However, with some redesigning the views and position could be even more enhanced and appreciated. Alternatively, make a most of the spot and completely restart the project – a great position to knock down and start again. The home is tidy inside but needs some love outside. This one is suitable to occupy while you come up with your grand plan.

The home is tidy and features essentially 2 homes in one. There are bedrooms, bathrooms, kitchens and living rooms on both levels. Live upstairs and rent downstairs. There are lots of options.

The location is superb with the ocean and kilometres of beachside walking tracks on your doorstep. There is a school oval at the rear (no neighbours) and shops, public transport, medical facilities, parks, weekend markets, restaurants, cafes, and a friendly community are all close by.

This unique property boasts:

Upstairs:

- Tidy kitchen with plenty of cupboards, a dishwasher and an electric stove. Wash the dishes while you watch the waves.
- Light and airy dining room adjoins the kitchen and lounge. This space has great water views.
- Lounge with air-conditioning and ceiling fan. This space also has great water views and flows through to a North facing timber deck with excellent water views.

🛏 4 🏠 2 🚗 2 📏 537 m2

**Price** Offers Over \$1,000,000  
**Property Type** Residential  
**Property ID** 2147  
**Land Area** 537 m2

#### Agent Details

Rachele Jones - 0432 834 733

#### Office Details

Clontarf  
48 Hornibrook Esplanade Clontarf QLD  
4019 Australia  
07 3283 6737



- Master bedroom with air-conditioning and built in robes.
- Second bedroom has water views and built in robes
- Bathroom with original terrazzo floor, vanity basin, toilet, and a shower over the bathtub.

There are 2 sets of external stairs linking the two levels of the home

Downstairs:

- Open plan kitchen, dining, and lounge, with ceiling fan and sliding doors leading to the gardens. There are some water views from here too.
- The timber look kitchen features a breakfast bar, dishwasher, and great storage.
- Bedroom with built in wardrobe, air conditioning and great water views.
- Bedroom, with ceiling fan and built in robe. This room leads to the outdoors and is an excellent home office space.
- Large laundry with tub and direct access outside.
- Great storage with a separate utility room off the laundry, a storage cupboard and a linen cupboard.
- Bathroom with a walk-in shower and vanity basin with storage. The toilet is separate.

Extras Include:

- 537 sqm battle-axe block
- Fly screens on the windows and doors
- 2 car carport
- Workshop space
- Long driveway with heaps of space to park additional vehicles.
- Landscaped gardens including fruit trees.
- Water tank
- 12m building height.

Yes! This home does need work, but the location is magnificent and a rare find!

Bring you ideas and bring your offers. This one is ready to go.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty of representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.