



**42 Ewan Street, Margate**



### 405sqm Block, Quiet position, Central Location

Positioned in quiet street 42 Ewan Street, Margate provides a great opportunity for a savvy buyer. With a variety of shops, medical facilities, schools, and public transport nearby, living here is easy. Best of all just a short distance from here is the beach and kilometres of walking tracks and parklands as well as weekend markets, café and restaurants.

On offer here is a lowset 3-bedroom, 1 bathroom, 1 car, home sitting on a flat 405sqm block with a whole lot of potential.

The property boasts:

- Front south facing entry porch.
- Open plan lounge and dining
- Original kitchen with electric stove, single basin sink and decent storage.
- 3 carpeted bedrooms
- Original bathroom with shower over the bath, and a vanity unit with storage.
- Separate toilet
- Laundry with tub and access via a ramp to the backyard.
- Single car carport
- 2 x garden sheds
- 405sqm flat block with room for the kids and pets to play.

This home presents a great opportunity for the renovator, first home buyer, investor or those looking to downsize.

If you're keen to view this property, please contact me for an appointment.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2134
<b>Land Area</b>	405 m2

#### Agent Details

Rachele Jones - 0432 834 733

#### Office Details

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