



**27 Boyce Street, Margate**



## Brick and Tile - Convenient Location – Potential Plus

A rare brick and tile, positioned super close to shops, schools, public transport and even the beach this one is perfect to start out, slow down or invest. Sitting pretty in a quiet street while still being close to everything this one presents great beachside living. The current owner has headed into care and this one now needs to be sold.

The tidy home features:

- Fenced 410 Sqm block
- Sun drenched north facing enclosed sunroom
- Combined lounge, dining and kitchen with a ceiling fan
- Tidy original kitchen with electric stove
- 2 bedrooms with ceiling fans, built in wardrobes and both with air-conditioning
- Bathroom with shower over the bath and an updated vanity unit
- Separate toilet
- Laundry with tub and decent built in storage
- Lock up single garage with internal access
- Garden shed
- Undercover entertainment area looking out over the backyard
- Private backyard with room for the kids and pets to play and several fruit trees
- Brick and tile construction on a concrete slab
- Extras include near new electric hot water system and security screens on the windows and doors.

If you are looking for a blank canvas this one fits the bill. It is original but neat and is

 2  1  1  410 m2

**Price** Offers Over \$719,000  
**Property Type** Residential  
**Property ID** 2243  
**Land Area** 410 m2

### Inspection Times

Sat 19 Oct, 10:15 AM - 10:45 AM

### Agent Details

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### Office Details

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packed full of potential. This is a perfect home to enjoy and update as you go. 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.

This one is honest. It is tidy and ready to go now! Motivated vendor welcomes all serious offers.

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