



## 15 Albert Street, Margate



### Great Block – Development potential

With the beach at the end of the street this home might need work but the location is fantastic. There is the potential here to renovate but also the strong option to clear the existing home and build your dream home close to the water with the potential to capture water views.

The level rectangular totals 551sqm. There is a 12 meter frontage and 45m from the front fence to the back fence.

The property is located East of Oxley Avenue in a Mixed Residential Zone allowing a building height of 12m (3 Storeys). There is also the potential to build units or a duplex on the site.

The existing property features 2 bedrooms upstairs and the original bathroom. There is an eat in kitchen and lounge that leads to the front deck. Downstairs is below legal height. There are 2 utility rooms, a laundry, rumps and the original bathroom. The home needs lots of work but a keen tradie/renovation could tackle it.

At the back of the block is a solid colourbond shed – great for storage and easy side access.

Located in the heart of Margate and within walking distance to everything include shops, schools, medical facilities and just 650m to the water this home is ideally positioned to take advantage of living on the Redcliffe Peninsula.

Vendors keen to do business will look at all serious offers.

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.

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| <b>Price</b>         | SOLD for \$457,500 |
| <b>Property Type</b> | Residential        |
| <b>Property ID</b>   | 324                |
| <b>Land Area</b>     | 551 m2             |

### Agent Details

Rachele Jones - 0432 834 733

### Office Details

Clontarf  
48 Hornibrook Esplanade Clontarf QLD  
4019 Australia  
07 3283 6737

