



## 1 Incana Road, MARGATE, TAS 7054

Triple garage, huge workshop & subdivision potential (STCA)

This much-loved property offers solid foundations, generous space, and an outstanding opportunity for families, investors, and developers alike. Built in 1992 and carefully maintained ever since, the home has been thoughtfully designed for comfortable living with room to grow.

Inside, three spacious bedrooms, two bathrooms, and a large rumpus room provide

**TYPE:** Sold

**INTERNET ID:** R24713236

**SALE DETAILS**

**Offers over \$1,150,000**

excellent flexibility for family life or even multigenerational living. Elevated on the block, the home enjoys a pleasant outlook with light-filled interiors that feel bright and welcoming throughout.

A standout feature is the vast under-house area approximately 145 sqm incorporating a triple garage and extensive workshop/storage space. This makes the property particularly appealing for tradespeople, hobbyists, or anyone needing room for multiple vehicles and projects.

Set on a substantial 2,922 sqm block, the land itself offers incredible value. Not only is there a block already ready to be subdivided off (STCA), but the broader site also presents further development potential (STCA) once the new planning scheme comes into effect. This combination makes the property particularly attractive to developers and those seeking to landbank for the future.

Positioned in a central part of Margate, the home is close to shops, schools, and transport, making everyday living easy and convenient. Whether you're searching for a spacious family home, a property with excellent shedding and storage, or an investment with significant future upside, this property has it all.

- Land Area 2,922.00 square metres
- Building Area: 424.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 4
- 4 car garage

#### CONTACT DETAILS

**Elders Hobart**  
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HOBART, TAS  
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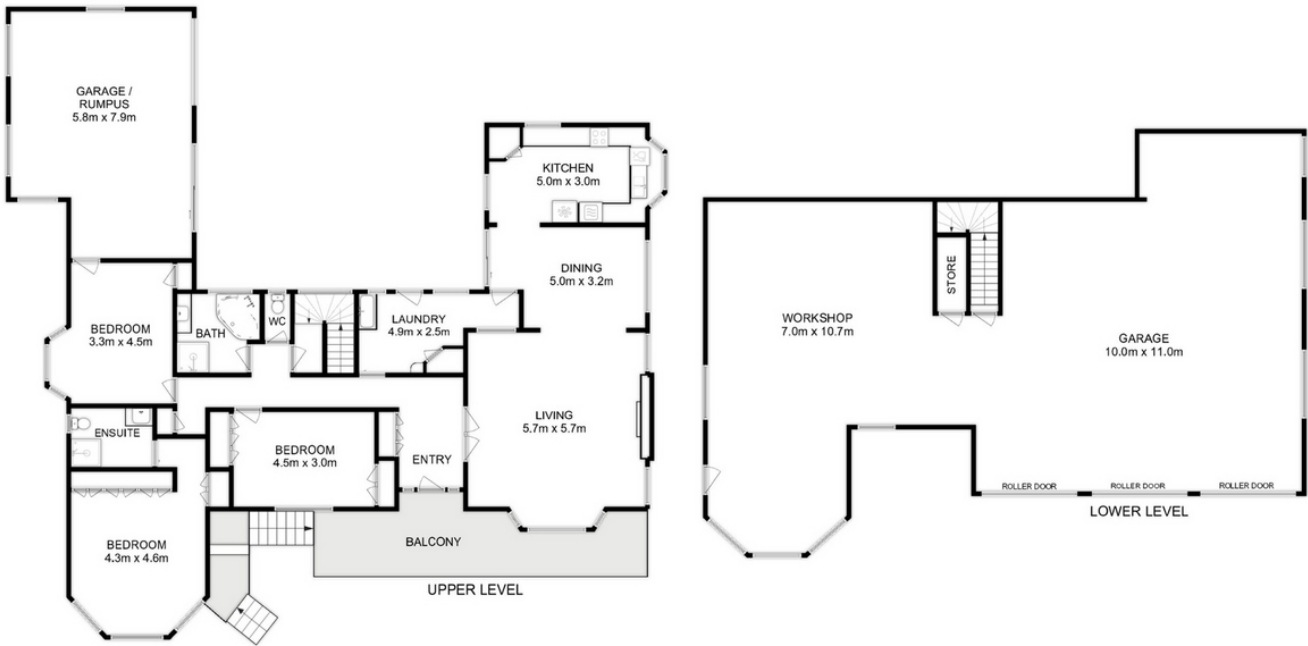
**Mickey White**  
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Total Approx. Floor Area (Incl. Garage) : 228 sqm  
Total Approx. Lower Level Area : 196 sqm

All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
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