



## 1749 Channel Highway, MARGATE, TAS 7054

Development opportunity on a large sunny block with beautiful views

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Rich with history and beautifully cared for, this 1946 character home offers a rare opportunity in the heart of Margate â## combining warmth, space, charm and potential on a substantial 2472sqm allotment.

Set on an elevated, north-facing block, the home enjoys lovely rural and mountain views while capturing all-day sunshine. The house has been lovingly maintained across generations, and that sense of care is felt throughout. A recently renovated bathroom adds modern comfort, and the home overall presents in excellent condition, ready for its next chapter.

Inside, the spaces are inviting and practical, offering a layout well suited to families, downsizers seeking level living, or lifestyle buyers who want room to grow. Large windows frame the outlook, and the setting provides a wonderful feeling of openness and privacy.

One of the standout features of this property is its land size and flexibility. With 2472sqm (approx.) to work with, the block offers outstanding outdoor space for gardens, pets, play areas, or future additions. Under the current planning scheme, the land also presents compelling development potential (STCA), making it a strong option for buyers considering both immediate enjoyment and long-term value.

In a location experiencing continued growth and demand, this property offers an abundance of opportunity â## just minutes from Margate's shops, schools, cafÃ©s, Dru Point Reserve, and the waterfront, while still an easy commute to Kingston and Hobart.

Warm, welcoming and full of possibility, 1749 Channel Highway is a rare offering â## ideal for those seeking a home with heart on a block with room to imagine what comes next.

- Land Area 2,476.00 square metres
- Building Area: 165.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Single garage

**TYPE:** For Sale

**INTERNET ID:** R24836403

**SALE DETAILS**

**Offers over \$1,100,000**

**CONTACT DETAILS**

**Elders Hobart**  
5 Victoria Street  
HOBART, TAS  
03 6220 6999

**Mickey White**  
0419 233 169

























Total Approx. Floor Area : 165 sqm  
Total Approx. Outbuilding Area : 55 sqm

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