



## 1890 Channel Highway, MARGATE, TAS 7054

Spacious lifestyle property with self-contained cottage & exceptional outdoor living

Located in a highly convenient and sought after part of Southern Tas - Margate!

This lifestyle property offers exceptional space, versatility and the rare benefit of a fully self-contained cottage. Set on a substantial block, it's ideal for buyers seeking room for a large shed, workshop, caravan, boat or multiple vehicles, while enjoying a comfortable home and additional accommodation options.

The main residence features a practical and well-proportioned layout with spacious living areas and a functional kitchen that supports relaxed everyday living. The home is well presented and ready to enjoy, offering a low maintenance base with the flexibility to personalise over time if desired.

A standout feature is the separate self-contained cottage/bungalow, perfect for extended family, guest accommodation, a teenager's retreat, hobby studio or potential rental income (STCA). This additional space significantly enhances the property's lifestyle appeal.

Outdoors, the property continues to impress. The expansive block provides excellent room for large sheds, storage, gardens and future additions, offering the freedom that lifestyle buyers prioritise. The gazebo entertaining area is a highlight, an inviting, sheltered space perfect for hosting BBQs, celebrating with friends or kicking back to watch your team dominate on grand final day! Whatever the occasion, it's the place to be.

The location offers a fantastic balance of convenience and nature, just minutes from Margate's shops, cafÃ©s, schools, services and close to beautiful waterfront walking tracks, bike paths and open green spaces. Kingston and Hobart are only a short drive away, keeping everyday amenities within easy reach.

Room for sheds, caravans and boats, a bonus cottage and a standout gazebo area â## act quick, this won't last long.

- Land Area 8,247.00 square metres
- Building Area: 178.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Car Parks: 2
- 3 car carport

**TYPE:** For Sale

**INTERNET ID:** R24871605

**SALE DETAILS**

**Offers over \$1,140,000**

**CONTACT DETAILS**

**Elders Hobart**

5 Victoria Street  
HOBART, TAS  
03 6220 6999

**Andrew Karimalis**  
0411717069













Total Approx. Main House Area : 178 sqm

Total Approx. Cottage Area : 55 sqm

Total Approx. Outbuilding Area : 154 sqm

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

Produced by Open<sup>2</sup>view.com

