



Peaceful Living in Prime Margate Location
- 3 Bedroom Family Home

 3 2 6

8 Balm Court, Margate

Offers Over \$845,000

Tucked away in a quiet cul-de-sac, this beautifully presented 3 bedroom home at 8 Balm Court offers the perfect blend of comfort, privacy, and convenience. This well-maintained property is ready for you to move into and enjoy.

Step inside to discover a light-filled open plan living and dining area, complete with a modern kitchen featuring quality appliances and ample storage. Three generous bedrooms, while the centrally located bathroom and separate toilet provide convenience for the whole family.

Outside, enjoy the fully fenced backyard; perfect for kids, pets, or weekend entertaining. The flat block includes a garden shed and plenty of space for extra parking, a boat, or a caravan.

Property Features:

- 3 spacious bedrooms, Master Bedroom with ensuite
- Ducted air-conditioning Daikin 18kW with 6 controlled zones
- 6×6 garage
- Grid connect rooftop solar – 12 Enphase microinverters and 3kW Jinko panels. Controller to

Property ID:	L33000949
Property Type:	House
Building / Floor Area:	170
Garages:	1
Open Parking:	5
Land Area:	1532.0 sqm

David Brooks
0417036047
david.brooks@hobart.rh.com.au

divert excess solar to the hot water heater.

- Light-filled open plan living and dining area
- Functional kitchen with ample storage and modern appliances
- Family bathroom with separate shower and bath
- Fully fenced backyard – perfect for children or pets
- Outdoor entertaining area and low-maintenance gardens