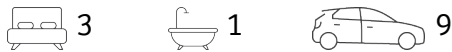




Thoughtful Design Meets Stylish Living



41 Incana Road, Margate

Sold

Just 25 minutes south of Hobart, the coastal village of Margate has become a sought-after destination for buyers looking to enjoy a relaxed lifestyle without sacrificing convenience.

With its combination of recreational spaces, walking tracks, boat ramp access and nearby white-sand beaches, Margate continues to attract families, professionals, and downsizers alike who are drawn to its semi-rural charm and close-knit community feel.

Well-serviced by a village shopping hub, a local primary school, and easy transport connections to Kingston and Hobart, this growing suburb has seen consistent demand for quality homes, and properties such as this beautifully presented three-bedroom residence on Incana Road showcase exactly why.

Tucked behind a whimsical hedge and fully fenced frontage, the property exudes charm from the outset. A remote-controlled gate opens to a wide driveway, leading to a double garage at the front of the residence with additional parking that is ideal for extra vehicles, a boat or trailer.

Step through the enclosed verandah, a sunny morning spot for coffee in cooler months, and into the home, where a thoughtfully concealed laundry and separate storage cupboard are tucked just off the entry hallway.

Property ID:	L34037248
Property Type:	House
Building / Floor Area:	164
Garages:	4
Carports:	2
Open Parking:	3
Land Area:	975.0 sqm

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This hallway leads to the family bathroom, featuring a luxurious double shower and twin vanity, alongside a separate toilet and two well-proportioned bedrooms, both with built-in wardrobes.

A second corridor leads to the third bedroom, also with built-in storage, and from here, the home opens up into an impressive open-plan living area, where zoned spaces for cooking, dining, relaxing and entertaining create a seamless and flexible layout.

At the heart of the home is a modern L-shaped kitchen, centred around a stone-topped island bench. Premium Electrolux appliances, including a wall-mounted oven, microwave, induction cooktop and integrated rangehood, make cooking a pleasure, and a dishwasher with a lift-up drawer adds a clever ergonomic touch.

Storage is abundant, but the real showstopper? Open the pantry door and discover a butler's pantry with under-bench and overhead cabinetry, extra prep space and even a wine fridge, perfect for effortless entertaining.

The dining area connects beautifully to both the kitchen and the adjacent generously proportioned lounge, offering views over the lush rear garden. This area is both heated and cooled by a reverse cycle air-conditioner (heat pump).

From the dining space, a large glass sliding door opens into a covered outdoor entertaining room; a versatile space for year-round gatherings.

Stacker doors link this area to the garden, while another sliding door leads to an additional partially enclosed sitting area, perfect for reading or enjoying a peaceful cuppa.

The fully fenced rear garden is a tranquil haven, lovingly established by the current owners.

A central raised lawn, bordered by sandstone paving and framed by mature trees, hedges and garden beds, creates a peaceful and private outlook that's rarely found in suburban living. Two garden sheds provide storage for tools and equipment.

On the eastern side sits a large workshop/garage with a double carport, while a dedicated, roofed barbecue area adds further appeal for outdoor entertainers.

The landscaped driveway extends from the garage to the front gate and is flanked by fruit trees, garden beds, and attractive gravelled bays, enhancing the property's natural beauty and practicality.

This property offers the ultimate in semi-rural living, combining modern comforts with a relaxed lifestyle. Whether you're returning from work or study, or entertaining guests for a weekend barbecue, this home is a true sanctuary for all ages.

Within walking distance, you'll find the scenic Dru Point Reserve, featuring walking trails, picnic areas and a boat ramp with access to North West Bay, D'Entrecasteaux Channel, Bruny Island and beyond.

The Margate village centre and primary school are just minutes away, Kingston is only 10 minutes by car, and Hobart's CBD is a straight 25-minute drive.

Inspections are a must to fully appreciate the comfort, lifestyle, and thoughtful design this Margate home offers. Whether you're upsizing, downsizing or simply ready for a sea change, this is one opportunity not to be missed.