



1689 Channel Highway Margate, TAS

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### HIDDEN OPPORTUNITY - 3428 sqm (approx)

This unique site has the ideal orientation to the north, with a gently sloping fall to a bank that overlooks the perfect pastoral scene of grazing cattle and seemingly endless pasture land. This is a little piece of magic in the heart of Margate.

The two titles (1534 + 1895 sqm ) are zoned Local Business which opens up a myriad of opportunities to develop anything from a boutique winery/brewery, caf?, restaurant, market garden or develop for multi residential use (all STCA - Kingborough Council).

Great position for signage to attract passing traffic travelling down the Channel and close proximity to schools, local shops and walking tracks. This property is a must see....

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Zoned: Local Business...

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\*\* We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry ...

Price:

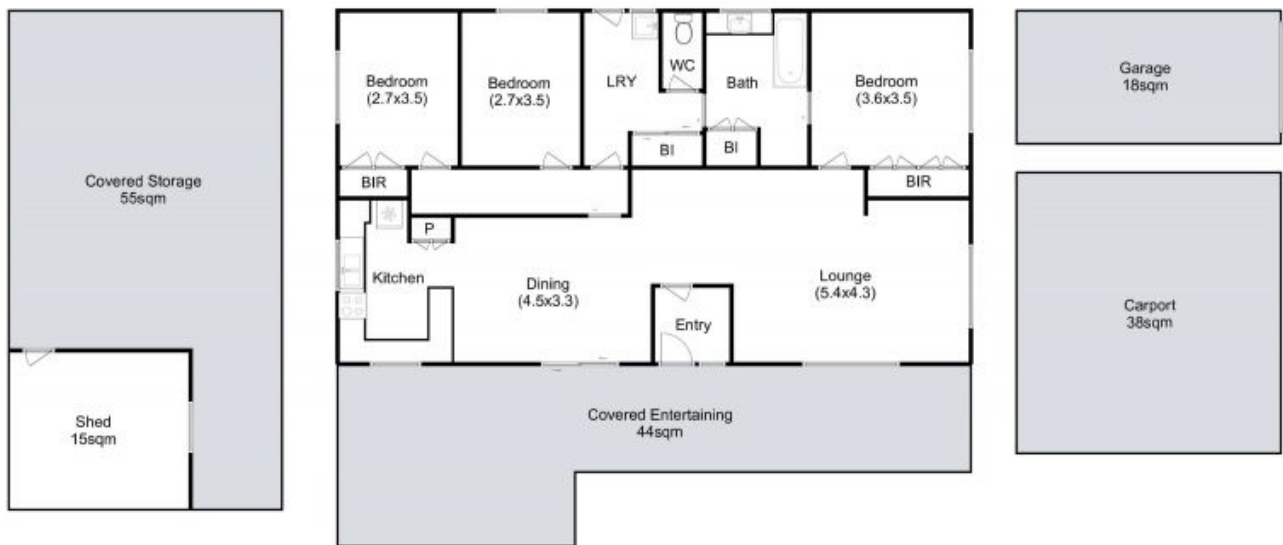
Offers Over \$1.2m



**Wendy Wade**

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Total Approx. Floor Area : 121sqm  
 Total Approx. Outbuilding Area : 87 sqm

All measurements are internal and approximate.  
 This plan is a sketch for illustration, not valuation.  
 Produced by Open<sup>2</sup>view.com