

**SOLD**

## WELCOME HOME. SURROUNDED BY PEACE AND QUIET IN A SPECIAL LOCATION.

Every now and then a house comes along that you do not need to do anything to, just move in and call it home. Everything has been taken care of to the highest degree. The thought and the quality of renovations make this a special home.

Located on Russell Island, this home truly provides peace and tranquillity, surrounded by natural reserves, great neighbours, and only five minutes to the water.

This home is on a 1,306m<sup>2</sup> double block. 1 Rates, 2 titles (each 653m<sup>2</sup>), and the possibilities are endless.

Look inside and you will find a well thought out renovation that has been completed with attention to detail. You really do not need to spend anything. The current owners would also consider leaving the furniture in place for a real turnkey solution.

As soon as you walk inside you are met with a beautiful entrance, a large fully enclosed porch area with extra space

Downstairs:

Large lounge and dining room with plenty of room for your family or guests.

New large kitchen that comes with new European stainless-steel appliances, the oven and cooktop need to be seen to be appreciated, and stainless-steel dishwasher. Nothing else is required except you. It is spacious and well thought out.

Downstairs has ample room, with a study that could easily be converted into a bedroom, giving you 4 bedrooms.

The study could be shifted into the large utility room, which is located next to the indoor laundry. There really is so much space and this property has been renovated so well with so much thought.

The surprises keep coming with a designated powder room/ toilet downstairs as well as novelty hidden storage under the stairs, perhaps wine storage? All airconditioned.

Upstairs:

Making your way upstairs you arrive at the landing surrounded by 3 large bedrooms and a central bathroom as well as pull out storage plus an ensuite for Bedroom 1 and a separate bathroom for Bedrooms 2 and 3.

All the bedrooms are huge and perfectly positioned to allow natural light in.

Bedroom 1 comes with its own ensuite and is the largest.

Bedrooms 2 and 3 are large than normal and one comes with built in robes.

3 BED | 3 BATH | 0 CAR

PRICE:  
\$393,000

OPEN FOR INSPECTION:  
N/A



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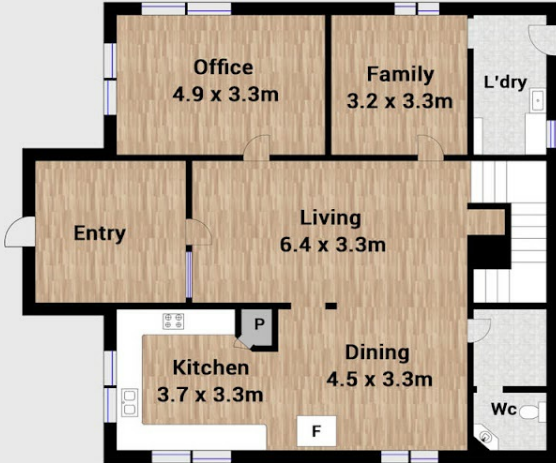
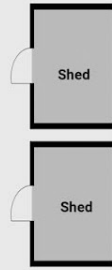
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**8-10 SONIA STREET,**  
Russell Island

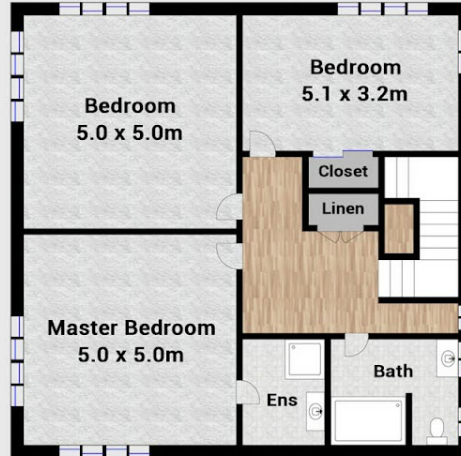
**Floor Area Sizes**

Internal 177m<sup>2</sup>  
Porch 10m<sup>2</sup>  
Total 187m<sup>2</sup>

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**Ground Floor**



**First Floor**



Whilst every Attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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