



**SOLD**

## SOLD BY HELANA KUHL

Ideal for investment, this is one of Russell Islands best buys.

Stunning water views and orientated to maximise the bay breezes, this property is an ideal haven for a holiday destination, owner-occupier or investor.

Constructed approximately seven years ago, and perfectly located in the highly sought-after area of Canaipa Point, this beautiful home will impress.

Maximise your investment by taking advantage of the legal height under, with potential to enclose and turn into dual living. Enjoy the solid rental return from holiday letting or permanent tenancy.

The open plan design flows seamlessly from the indoors to the outdoors and provides a relaxed atmosphere to unwind after a hard day's work.

Priced to sell, this home will not disappoint.

### Property Features:

- \* Legal height underneath
- \* Ideally positioned with stunning water views
- \* Short stroll to waterfront
- \* Steel Frame
- \* Extensive undercover parking for a boat and caravan
- \* Peaceful location
- \* Live in or investment
- \* Situated on a large 612m2 allotment
- \* Wrap around verandah
- \* Airconditioned
- \* Fans throughout
- \* Short drive to Ferry Terminal

There are endless opportunities when considering an offer on this property. Call today for a private inspection.

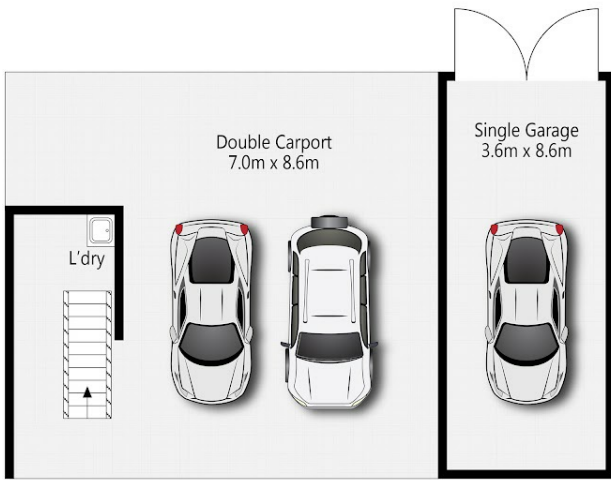
**2 BED | 1 BATH | 3 CAR**

**PRICE:**  
\$304,000

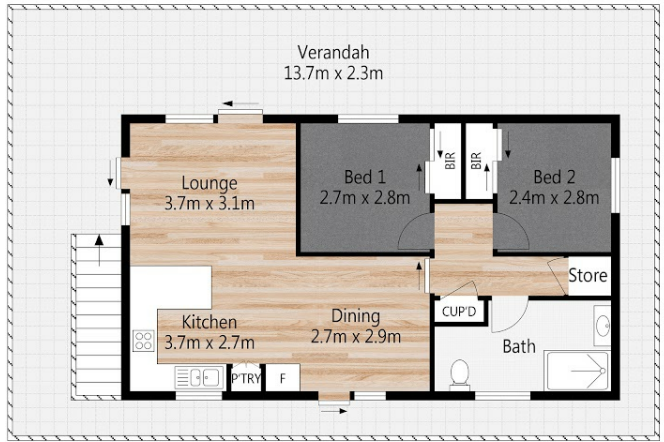
**OPEN FOR INSPECTION:**  
N/A



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**DOWNSTAIRS**



**UPSTAIRS**

## 9 Patterson Street RUSSELL ISLAND

612m<sup>2</sup>
 2 Bed
 1 Bath
 3 Car

THE PICKET FENCE  
DISCLAIMER

Plans are shown for marketing purposes only. All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.  
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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.