



SOLD

PRICE MEETS VALUE

This double story dwelling is situated in a prime elevated Lamb Island location on a generous 574m2 allotment. The established trees and scrubs around the home provide perfect privacy. The home of approximately 148m2 floor area comprises 2 bedrooms, 2 bathrooms and 2 car-garage.

The build-in kitchen is light and airy of good size with electric stove and servery area to the lounge and dinning. Reverse cycle air-conditioning complements the upstairs living areas which are freshly painted.

The front verandah and side patio provide the platform for access and regress to the upstairs area of the dwelling.

The downstairs area provides the perfect family entertainment space or could be used as a teenager retreat or guest accommodation.

This property ideally suites the first home buyer, investor or the buyer wanting to escape the city rate race and make this home the Island getaway.

NOTE: For the investor - the rental income will be approximately \$420 per week.

ABOUT LAMB ISLAND

Lamb Island (Ngudooroo) is the second smallest of the Southern Moreton Bay Islands with excellent fishing, kayaking, sailing and deep-water moorings on our doorstep. We have about 500 residents and a small community feel compared to the larger suburban islands Russell and Macleay. Most people come here for peace and quiet. Get your local honey, freshly roasted coffee, organic microgreens, edible mushrooms, organic gardening supplies, local artwork and handmade soap from some of the local small businesses on Lamb.

There are many groups and activities to keep you occupied, from Yoga and Tai Chi classes, community Bushcare days, to trivia nights and pool and table tennis competitions at the Rec Club. We have town water (which comes from the aquifer below the great sand island North Stradbroke), electricity, NBN internet, public tennis court, playground, BBQ area and swimming area, off-leash dog park, community garden, free rubbish dump, Lamb Island Recreational Club and a small shop. Eat-in or takeaway meals can be had at the Rec Club or Zac's shop. Woolworths deliver here every day of the week for a small delivery fee. There are essentials such as schools, post office, pharmacies, medical centres, hardware stores and cafes on the neighbouring islands Macleay and Russell which are a free 5-minute inter-island ferry away. The vehicle barge is \$60 each way for residents leaving from Redland Bay, Brisbane. The Island jetties are currently undergoing a major revamp with work on the Lamb jetty already

2 BED | 2 BATH | 2 CAR

PRICE:
\$351,000

OPEN FOR INSPECTION:
N/A



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