



## FOR SALE

### REDUCED FOR IMMEDIATE SALE !

An incredibly rare chance to secure a unique island property now surplus to the owner's needs. Positioned on the sought-after Krummel Passage, this expansive 2,006m<sup>2</sup> freehold block boasts over 45 metres of pristine waterfront – offering enormous potential for lifestyle or development.

#### Key Highlights:

- Premium Waterfront Location: 45.8m of sandy beach frontage with calm, sheltered waters – perfect for boating and water sports.
- Private Floating Jetty – direct access for your boat or watercraft.
- Gently Sloping Block: 2,006m<sup>2</sup> ideal for redevelopment or luxury living.
- Zoning: Local Centre (Redland City Council) – allowing for both commercial and residential use.
- Development Potential: Concept plans available for accommodation, tourism operations, marina facilities, or leisure ventures (STCA).

#### Existing Improvements:

- Charming Low-Set Cottage (approx 94m<sup>2</sup>)
- 1 bedroom, open-plan living, expansive water & island views
- Elevated for privacy and future expansion or Airbnb potential

- Fully serviced with Town Water, NBN & Garbage Collection

Just steps from the Russell Island town centre and ferry/barge terminal, this location is unbeatable for accessibility and future growth.

#### Possible Uses Include:

- Boutique Motel or Island Retreat
- Secluded Waterfront Restaurant (Suggested name: The Hideaway)
- Tourism Investment or Strategic Land Bank
- Private Residence or Family Holiday Escape
- Or simply enjoy it as-is and let time take care of the rest!

1 BED | 1 BATH | 0 CAR

#### PRICE:

\$1,200,000

#### OPEN FOR INSPECTION:

N/A



**Bill Rex**

**0418796302**

[billrex@atrealty.com.au](mailto:billrex@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)