



FOR SALE

BOOMING BAY ISLANDS !MULTIPLE USE ZONE - PERFECT STORAGE SHED SITE

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 2,006m² 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.
- Direct access for your boat or watercraft.
- Gently Sloping Block: 2,006m² 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 94m²)
 - 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:

- * Storage shed facility
- Boutique Motel or Island Retreat
- Secluded Waterfront Restaurant (Suggested name: The Hideaway)

1 BED | 1 BATH | 0 CAR

PRICE:

\$1,450,000

OPEN FOR INSPECTION:

N/A



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