



**SOLD**

## WHEN COUNTRY CHARM EMBRACES ISLAND LIVING

Charming country-inspired 3-bedroom home with versatile fourth room in a tranquil location. Located within walking distance to local schools and shops, this property provides a peaceful retreat while being close to everyday conveniences.

### Key Features:

- **Privacy & Peaceful Living:** Relax on the east-facing verandah, featuring freshly painted decks—a tranquil spot to unwind and enjoy the serenity of the surroundings.
- **Versatile Fourth Room:** This space can be tailored to your needs, whether as an office, study, arts & crafts room, or even a teenage retreat. The possibilities are endless!
- **Stylish Kitchen:** A modern touch with a new oven, sleek 2-pac cupboards, and contemporary benchtops—perfect for cooking and entertaining.
- **Open Plan Living:** The spacious dining and lounge areas are enhanced by beautiful VJ half-wall detailing, stunning hung windows, and French front doors, creating an inviting atmosphere.
- **Comfort & Climate Control:** Enjoy year-round comfort with screens throughout, reverse-cycle air conditioning in the lounge/dining area and one bedroom, plus wall air conditioning in the fourth room.
- **Well-Appointed 3-Way Bathroom:** Featuring classic black & white floor tiles, a separate shower, toilet, and vanity, with a convenient door leading to the master bedroom.
- **Large Laundry:** Styled with the same black & white tiles as the bathroom, with direct access to the rear deck and well-established gardens.

### Eco-Friendly Features:

- **Solar System:** 6.630W, with 17 x RSM40-8-390M, 390 Watt panels, providing energy efficiency. This system feeds directly into the home power battery as described 'below'.
- **Home power battery system:** 12.2KW Energizer home power battery system has been installed. The battery system is programmable to suit your particular requirements. During a blackout the battery redirects the power to selected power points and to the water pump and the overhead fans. This means the fridge, freezer can be maintained and tank water is still available.
- **Water Tank & Pump:** A state-of-the-art filtration system that filters all particulate/organic matter, volatile organic compounds, pesticides, fluoride, and chlorine—operates on either tank water or mains water.

Country Lifestyle: The property boasts a garden brimming with vegetables, fruit trees, and herbs,

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

**PRICE:**  
\$465,000

**OPEN FOR INSPECTION:**  
N/A



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30 Vine Street Macleay Island Queensland

REALTY  
MACLEAY ISLAND



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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