



FOR SALE

WATERFRONT PARADISE AWAITS – LIVE THE ISLAND DREAM!

Set on a generous 1,055m² block, 19 Blue Bay Crescent offers the perfect blend of relaxed island living and modern comfort. This exceptional three-bedroom waterfront home captures the true essence of Queensland's coveted bayside lifestyle, positioned to take full advantage of spectacular bay views and refreshing sea breezes.

Imagine entertaining guests on the deck, enjoying peaceful mornings by the water, or soaking in the coastal serenity from the comfort of your master suite, this property is more than a home—it's a lifestyle. Whether you're looking for a full-time residence, vacation getaway, or investment property, this island gem blends serenity, sophistication, and unbeatable location. Live where others vacation.

Key Features:

- Step into a thoughtfully designed interior where style meets functionality. This home offers three generously sized bedrooms, each filled with natural light and designed with comfort in mind.
- The master suite is a true retreat, complete with a luxurious private ensuite, a huge walk-in-robe featuring built-in cabinetry, and a dedicated dressing area—ideal for those who appreciate space and organization.
- The heart of this home truly shines through its impressive indoor-outdoor flow, designed for both relaxed island living and effortless entertaining. Rich hardwood floorboards add a sense of warmth and timeless elegance, guiding you from the interior's open-plan living areas directly to a series of stunning outdoor spaces.
- Outdoor living at its finest. Step outside to an expansive covered deck that captures sweeping views across the wide water to Lamb Island—an ideal setting for alfresco dining, sunset cocktails or simply soaking up the island atmosphere.
- From the deck, a gentle ramp leads to a lush, grassed area, where a charming harbour and thoughtfully designed outdoor seating area invite you to relax beneath the open sky. Just steps beyond, the waterfront beckons—perfect for launching a kayak, reading by the shore, or watching the boats drift by.
- At the heart of the home lies an ultra-modern kitchen with a view, where clean lines, open-concept design, and smart storage solutions create a space that's as functional as it is beautiful. The expansive island bench not only provides ample prep and entertaining space—it also frames

3 BED | 2 BATH | 2 CAR

PRICE:
\$1,150,000

OPEN FOR INSPECTION:
N/A



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MANGROVES AND BOAT ACCESS



SITE PLAN

Approx Sqm
 Inside Areas - 245.6 Sqm
 Outside Areas - 42.9 Sqm
 The Total Areas - 288.5 Sqm



19 Blue Bay Crescent, Macleay Island

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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.