



# SOLD

## RARE WATERFRONT OPPORTUNITY IN COMMERCIAL ZONE – LIVE, WORK, AND PLAY!

Macleay Island | Land Size: 1,416sqm | Zoning: Commercial

Welcome to an extraordinary absolute waterfront property that combines lifestyle and business in one remarkable package. Situated in the heart of Macleay Island, this two-bedroom, two-bathroom home with a separate commercial office presents an unparalleled opportunity for those seeking a relaxed island lifestyle with the benefits of a commercial zoning. If you don't require an office then this space would be ideal as an Airbnb, dual living for a family member or teenage retreat.

### Property Features:

- Absolute waterfront with private beach access
- Expansive verandah offering breathtaking views of the water and nearby islands
- Private boat access with winch and ample parking for vessels – no more boat ramps!
- Fully fenced for privacy and security and you can drive a car to launch your boat.
- Separate office with private entrance – ideal for a business or remote work setup
- Parking for 5+ vehicles – great for clients or guests

### Commercial Potential:

Thanks to its commercial zoning, this property offers flexibility rarely seen in island living.

### Consider the possibilities:

- Boutique café or waterfront restaurant
- Art studio or gallery
- Real estate or professional offices
- Wealth or wellness retreat
- Boating or fishing club headquarters

2 BED | 2 BATH | 5 CAR

### PRICE:

\$1,200,000

### OPEN FOR INSPECTION:

N/A



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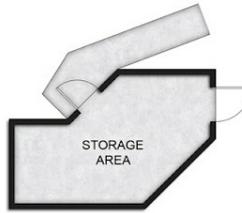
APPROX. SQM	HOUSE + MEZZANINE	148 m <sup>2</sup>
	VERANDAHS	59 m <sup>2</sup>
	<b>TOTAL</b>	<b>207 m<sup>2</sup></b>



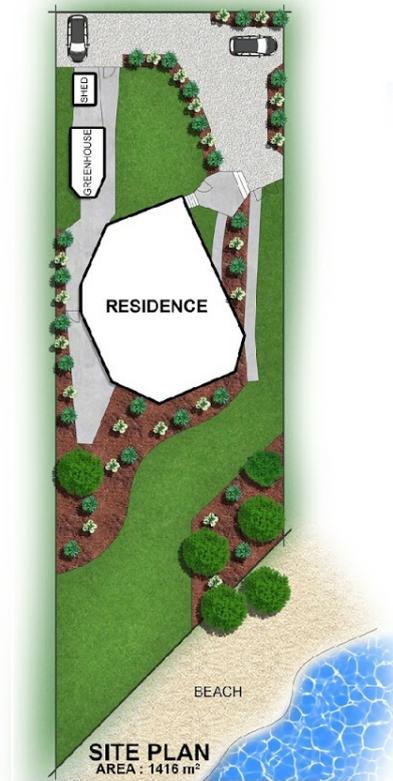
**GROUND FLOOR PLAN**



**MEZZANINE LEVEL**



**STORAGE AREA**



**SITE PLAN**  
 AREA : 1416 m<sup>2</sup>



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

**12 Russell Terrace Macleay Island QLD 4184**

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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