



SOLD

SELF SUFFICIENT, TROPICAL RETREAT, WATER VIEWS, WALK TO BEACH

THE RESIDENCE

- Modern corrugated iron and timber residence (approx. 7 years old)
- 2 generous bedrooms with built-in mirrored wardrobes
- Large sliding doors opening to the front deck with stunning water views
- Very spacious bathroom / wet room with built-in laundry, double vanity & toilet
- Contemporary kitchen with 900mm cooktop & oven, stone benchtops, dishwasher, soft-close cabinetry and extensive pantry storage
- Dining bar seating for 4
- Air-conditioned living with ceiling fans throughout
- Water views throughout the home, sunsets from the front deck are amazing
- All timber recently oiled, exterior painted 2024 & interior 2023
- Fully screened doors and windows for year round comfort

OUTDOOR LIVING IS EXCEPTIONAL - JUST A FEW FEATURES ARE:

- Large front deck with views to Coochiemudlo Island and Brisbane
- Rear covered entertainment deck with service window from kitchen and tropical surroundings
- Lush courtyard outlook with water feature and grassed area
- Stairs and ramp access at the rear of home
- Ample under-house storage with timber enclosure

LAND & INFRASTRUCTURE

- Designed for functionality and lifestyle:
- Concrete driveway with parking bays
- Electric entrance gate with solar backup
- Large double shed/garage
- Boat / caravan shed
- Double carport plus additional parking space
- Separate Studio / retreat / home office with air-conditioning & built-in cabinetry
- Covered access between house, garage and studio
- Hydroponic vegetable garden system of the largest on the island
- 2 x 25,000L water tanks for house supply
- 2 auxiliary tanks (8,000L) for garden + additional tank for vehicle/boat wash

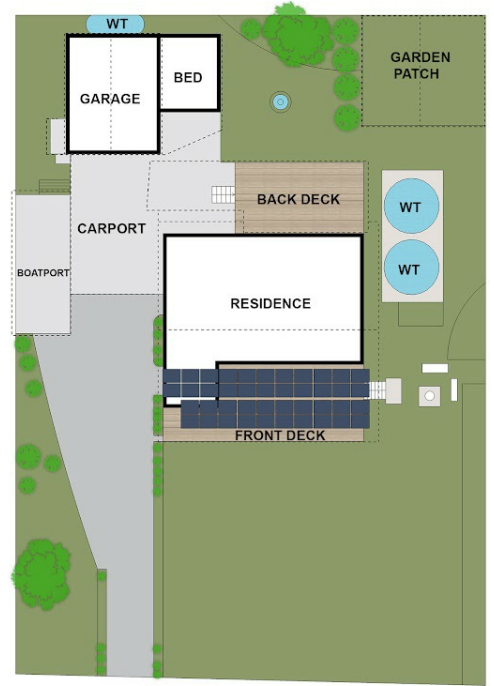
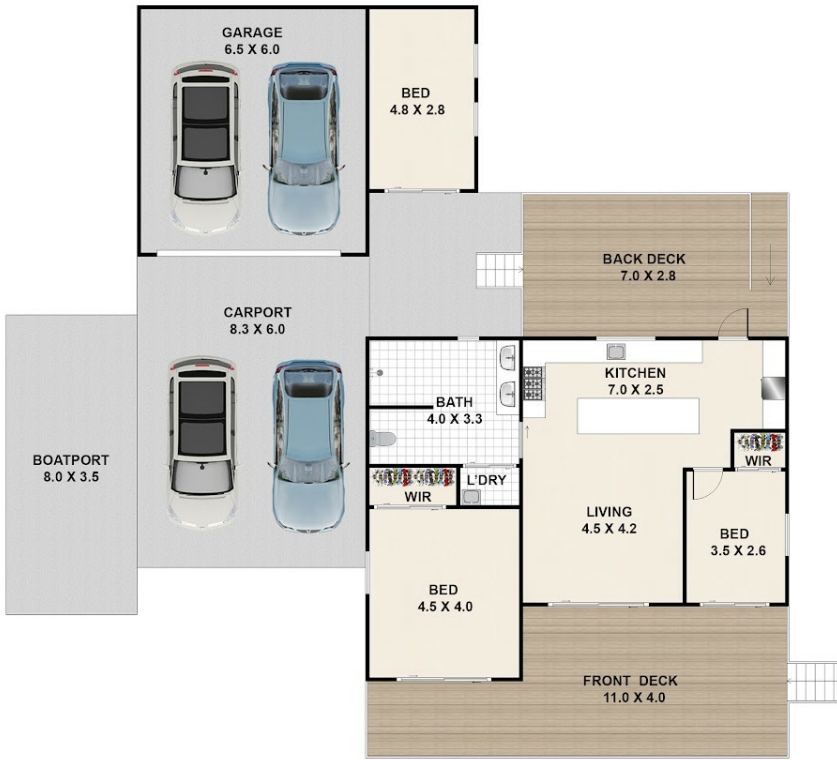
2 BED | 1 BATH | 4 CAR

PRICE:
\$765,000

OPEN FOR INSPECTION:
N/A



Gaylia Griffiths
0419879037
gayliagriffiths@atrealty.com.au
www.atrealty.com.au



SITE PLAN

Approx Sqm
 Site Size - 1018 Sqm
 Inside Areas - 85.7 Sqm
 Outside Areas - 194.5 Sqm
 The Total Areas - 280.2 Sqm



222 Kate Street, 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.