



# FOR SALE

## SOLD BY THE ACREAGE & LIFESTYLE PROPERTY TEAM

Like a Country Town by the Sea, Toorbul is a hidden gem of original homes and modern architecture. It's sleepy, it's peaceful and it's golden! In less than an hour from Brisbane you can be relaxing on your front deck with not a care in the world and Kangaroos roaming the grassy foreshore overlooking the blue sparkling boating waters of Pumicestone Passage and Bribie Island.

This perfect old girl is solidly built and right on the waterfront! First time offered for sale in over 45 years, the owners have decided to downsize and are now offering an astute property investor the opportunity to renovate this beauty or keep her in her original state. It is just like stepping back in time to Grandma's waterfront holiday house. I am sure many stories can be told! The home is well built with hardwood frame and features:-

- \*3 bedrooms plus bathroom upstairs
- \*Great Water views from the Sunroom & balcony
- \*Main bedroom with built in and wall air-con
- \*Good sized kitchen/dining room
- \*Lovely sun room overlooking water

There is a huge living room with pitched roof, pot belly stove and air-conditioning for summer. Internal stairs lead down to enclosed area underneath the home where plenty of Christmas get together's have been had.

There is plenty of storage, an extra guest room with air conditioning, a car parking space, laundry, another large open area plus another shower and separate toilet is available downstairs. There are two massive water tanks to the house plus town water accessible to exterior taps.

Good side access to the rear leads to a large colour bond powered shed with carport off the front, great for fishing gear, small boat and additional storage. It is all about the location here. If you look at the homes next door they have been renovated and look superb. It really is millionaires row in the making! This is a perfect holiday home, rental investment or permanent getaway from the rat race.

Don't wait, now is the time to invest in this gorgeous sea-side suburb only 50 minutes

3 BED | 2 BATH | 2 CAR

### PRICE:

Offer Over \$499,000

### OPEN FOR INSPECTION:

N/A



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