



# SOLD

## A LIFESTYLE OPPORTUNITY WITH WATERFRONT ACCESS

Set amongst nature and fronting the water through tranquil mangroves, 74 Charles Terrace offers a charming residence with a spacious, versatile layout and multiple living areas. Positioned in a quiet cul-de-sac on a generous 1,161m<sup>2</sup> waterfront block (via mangroves), this home provides a peaceful lifestyle with direct access to the water.

An excellent opportunity for buyers seeking water access who are ready to invest a little work to unlock the property's full potential and create something truly special.

Property highlights include:

- Quiet cul-de-sac location
- Large 1,161m<sup>2</sup> waterfront block (through mangroves)
- Pathway at the end of the street leading to Tim Shea's Waterhole and Wetlands
- Two bedrooms with built-in robes; master bedroom with air conditioning
- Four separate living and dining areas, several air-conditioned
- Enclosed, air-conditioned front sunroom
- Rear enclosed sunroom with water views
- Renovated bathroom featuring a walk-in shower
- Country-style kitchen with gas cooking
- Solar panels to help reduce electricity costs
- Ample storage throughout the home
- Covered outdoor entertaining area and outdoor terrace
- Large, low-maintenance yard
- Carport and spacious outdoor laundry
- Garden shed

This charming home combines space, functionality, and a relaxed lifestyle setting. With its multiple living zones and connection to the surrounding wetlands, it offers excellent potential to become a forever home with a little tender loving care.

Location Highlights

- Located within a quiet cul-de-sac street
- Large block 1,161 m<sup>2</sup> waterfront block (through mangroves)

2 BED | 1 BATH | 1 CAR

PRICE:  
\$525,000

OPEN FOR INSPECTION:  
N/A



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APPROXIMATE AREAS:

HOUSE AREA	111 m <sup>2</sup>
VERANDAH AREA	42 m <sup>2</sup>
CARPORT	19 m <sup>2</sup>
TOTAL	172 m <sup>2</sup>

FLOOR PLAN



SITE PLAN



Disclaimer : Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by vendor or the agen as to their accuracy. Interested parties should not rely on these particulars as representation of fact but instead astisfy themselves by inspection or otherwise.

74 Charles Terrace 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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