



FOR SALE

COASTAL LIVING STARTS HERE

Imagine starting your morning with a walk along the sand, grabbing a coffee from your favourite local café and spending the afternoon exploring K'gari, fishing the Great Sandy Strait or entertaining friends on your expansive deck. Positioned in the heart of Rainbow Beach, this unique coastal retreat delivers the laid-back coastal lifestyle so many dream of.

Set behind a charming façade, the home immediately captivates with soaring cathedral ceilings, polished timber floors and an abundance of natural light. The spacious open plan living and dining area flows effortlessly onto the oversized deck, creating the perfect setting for long lunches, family gatherings or simply relaxing listening to waves roll-in.

The heart of the home unfolds across the lower level. A spacious open plan living and dining area, anchored by a beautifully appointed farmhouse inspired kitchen, combining comfort, character and functionality to create a warm and welcoming family retreat. Upstairs, the self-contained loft adds an entirely new dimension to the property, complete with its own multi-purpose area, kitchenette and bathroom. Whether you're accommodating guests, creating a private parents' escape or exploring additional holiday letting opportunities, it's a space that offers exceptional flexibility.

Rainbow Beach continues to be one of Queensland's most sought after holiday destinations, attracting visitors year-round for its pristine beaches, K'gari access, fishing, boating and relaxed coastal atmosphere. With the ability to accommodate larger groups and multiple living arrangements, this property presents an exciting opportunity for those seeking a lifestyle investment that can be enjoyed personally with the option to generate income when not in use.

Property Features

- Character filled coastal home on a generous block
- 3 well-appointed bedrooms, all with ceiling fans and 2 featuring air conditioning
- Self-contained loft with a multi-purpose area, kitchenette, bathroom and air-conditioning
- Soaring raked ceilings and polished timber floors
- Spacious open plan living and dining areas
- Large entertaining deck
- Functional kitchen with ample storage and preparation space
- Large double bay garage plus workshop
- Ample off street parking with additional space for boats, trailers, caravans and adventure gear

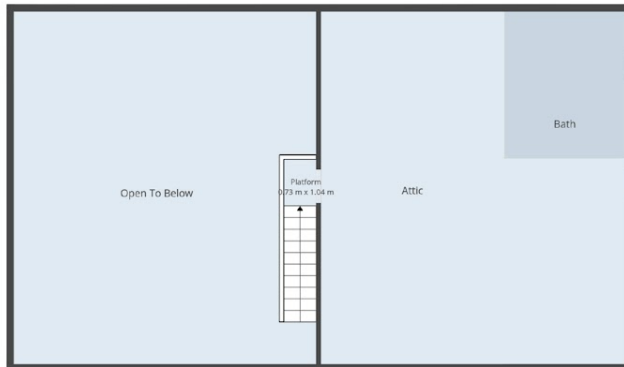
3 BED | 2 BATH | 2 CAR

PRICE:
OFFERS OVER \$1.6M

OPEN FOR INSPECTION:
N/A



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TOTAL UNDER ROOF AREA: 286 m²

- 1st Floor: 115 m²
- 2nd Floor: 12 m²
- Garage: 49 m²
- Workshop: 14 m²
- Covered Deck: 51 m²
- Low Ceiling: 32 m²
- Attic: 13 m²

Measurements are deemed highly reliable but are not guaranteed.

6 Ilmenite Avenue, Rainbow Beach



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.