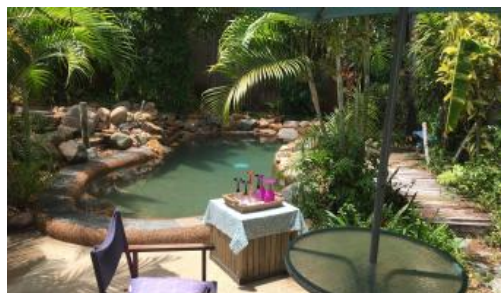


Sold

26 Magnetic St, Picnic Bay



Pretty in Picnic

This cute cottage has been smartly renovated and is ready to move into. With beautifully polished hardwood floors, light-filled rooms with high ceilings, fantastic year-round screened patio room, inground pool, seasonal creek, on a large 1214m2 block, it would suit almost any lifestyle.

On a quiet side street, just approx 500m walk to the beach, the cottage entrance brings you into the T-shaped main living area with windows running the full width of the house bringing in fantastic light and wonderful breezes. The central formal lounge flows through to the kitchen while there's space across the front of the house for a formal dining area & study or a partition wall could easily be added to create another bedroom on either side of the front door. The two main bedrooms are either side of the lounge and the main bathroom has been stylishly renovated whilst being easily accessible for those lacking mobility. The kitchen is neat and functional with room for a breakfast table just off it if desired - but why would you when have the most inviting indoor/outdoor screened patio room just a couple of steps down through the bi-fold doors.

With room for a large family dining table as well as another lounge area, this is where you will spend all your time, whatever the weather, with the sound of birdsong in the trees and lovely views of the garden and pool. The pool is just the right size for cooling off in in summer and just behind is a seasonal creek providing a leafy backdrop with a sizeable patch of land beyond, ideal for the keen gardener to start a veggie patch, or just leave as natural bushland.

3 2 1 1,214 m2

Price	SOLD for \$385,000
Property Type	Residential
Property ID	1019
Land Area	1,214 m2

Agent Details

Alex Strens - 0429 079 429

Office Details

Sales - Magnetic Island
Shop 3 & 4 147-153 Sooning Street,
NELLY BAY Magnetic Island QLD
4819 Australia
0499 772 296

**BEST OF
MAGNETIC**

There's ample room for off-street parking on the concrete driveway, which leads to a lock-up single garage, behind which is a block construction large room overlooking the backyard. This room is huge and multi-purpose - ideal for additional visitors as a large third bedroom, perfect for an artist's studio, a workshop - or whatever you want to make it. There is a second bathroom/laundry off the pool area, the least glamorous room of the house, but a second toilet and shower is always useful and handy for kids running in and out of the pool.

Picnic Bay still has its iconic jetty, perfect for a stroll anytime of day, but since the ferries moved to Nelly Bay, Picnic Bay is now the destination of choice for those looking for some laidback peace and tranquility. If you want some action, there's little Italy in the mall with fabulous food and regular live entertainment and of course Picnic Bay pub which also regularly hosts various events. A short walk up Hawkings Point or Sail Rock on either side of the bay gives you spectacular sunrise and sunset views and it's just a 4-5 minute drive to the ferry.

Call Alex to arrange a private inspection by appointment anytime.

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