

Sold



70 Picnic St, Picnic Bay



## So close to the beach

This neat well-maintained high-set home is under 200m to the beach via bush track and offers plenty of space on a 496m<sup>2</sup> easy-care fully fenced corner block.

Well-elevated to catch the breeze, upstairs features hardwood floors and split system air-cons to the living areas and three bedrooms, all with built-in wardrobes. The main bedroom opens onto a small deck, perfect for a morning cuppa. The family bathroom has shower, vanity & linen closet with a separate WC adjacent.

External stairs lead from the kitchen to the back garden and the front steps bring you up to the front deck and into the living area. There are multiple really useful spaces on ground level - the home is built in under (although not legal height) providing great storage space or space for crafts etc, with the laundry and a second shower and toilet. There's a lock-up garage/workshop, double carport, covered paved entertaining area, veggie patch, fernery/potting shed, garden shed and there's still room for a pool, as well as double driveway access allowing room for boat or caravan storage as well as cars. The garden features multiple fruit trees including orange, lemon, mandarin, lime, mulberry, soursop, bananas, pawpaw and passionfruit.

The home has been very well-maintained with the roof having been replaced in 2014 and a 3kw solar system installed.

This area in Picnic Bay is beautifully elevated and peaceful with mostly owner

3 2 3 496 m<sup>2</sup>

**Price** SOLD for \$367,500

**Property Type** Residential

**Property ID** 1122

**Land Area** 496 m<sup>2</sup>

## Agent Details

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occupiers, and yet just a short stroll to the beach, jetty, cafes and restaurants. Picnic Bay has a swimming enclosure in summer so the sandy beach is good for swimmers all year round. The golf club is also in Picnic Bay and there's a couple of short tracks through National Park to very scenic lookouts - Hawkings Point is just at the end of Picnic St and will no doubt become a regular walk for the new owners of this property, spectacular all day but especially at sunrise and sunset.

Contact Alex to arrange an inspection of this property.

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