



15 Hurst St, Picnic Bay



Huge house on 1813m2 corner lot overlooking golf course

If you were looking to buy this land and build this property now, you would easily need to be a millionaire! At approx 450m2 of sandstone block construction on concrete slab, with covered patios all round, this is a large home, yet with a central living area, it has a cosy homely feel. The house has been built on the corner block and there's a 1012m2 area to the side which offers room for a shed, pool, tennis court....or should be relatively simple to sub-divide and sell (subject to council approval).

The full-length covered front patio looks through the tropical garden to the greens of the golf club and further afield to the island's green boulder-strewn hills. If you're a golfer, this would be paradise for you! The beach is an easy 650m walk, with a selection of cafes, the Picnic Bay pub and jetty, a popular fishing spot.

There's a lock-up garage with direct access into the house and the patio on two sides of the home is enclosed with lattice, allowing the breeze to penetrate whilst providing security so that doors into the house can be left open, again allowing the breeze to flow through. This also creates a lot of options for various uses - currently one area is used a workshop.

The living area is central with a large tiled lounge opening to the kitchen as well as a separate but well-connected dining room and separate TV room or rumpus. The two bedrooms on the western end of the building are very generous in size, opening off the rumpus room and each with doors onto the enclosed patio. All four bedrooms have split system air con with two more in the living area. 3 metre ceilings throughout accentuate the

4 2 1 1,813 m2

Price	SOLD for \$580,000
Property Type	Residential
Property ID	1180
Land Area	1,813 m2
Floor Area	450 m2

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generous spaces.

Off the kitchen is the internal laundry and a third toilet, this area opens both to the lockable patio and directly into the garage. The master bedroom occupies the north-eastern corner of the home with ensuite bathroom containing a shower, toilet and vanity. The fourth bedroom sits between the master and the lounge and is close to the family bathroom with double vanity, shower over the bath and toilet.

If you've been looking for a quality home in Picnic Bay, or room for your hobbies inside and out, this should be on your shortlist. Contact Alex to arrange an inspection anytime by appointment.

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