



7 Butler St, Picnic Bay



Dual living, backing onto National Park

This 607m2 block feels much larger than its actual size, backing straight onto the National Park and with lovely elevated views of mature trees in the street, Hawkings Point to the east and Sail Rock in the distance to the west.

Offering dual living, there's a large room downstairs with its own bathroom and lots of handy built-in cabinetry including an area with a sink where you could set up a kitchenette.

There's a covered carport (although you will need a ramp to access as it is up a step!) and external laundry area under the house and to the rear are steps up to the large back deck with views over the back garden which has its own quite special granite boulder features and up to the National Park. Sliding glass doors open into the living area and with the full width glass doors on the front of the living room plus a side window, the house is sure to catch the breeze whatever direction it is coming from.

Hardwood floors feature throughout upstairs and downstairs and split system air con has been installed downstairs as well as in the living area and main bedroom upstairs.

The kitchen is neat enough and opens to the back deck, while down the hall are the bathroom and separate WC and the three bedrooms, two opening onto the front deck and one looking to the rear.

The house is perfectly liveable as is but is in need of some updating and repairs to some areas, hence the very reasonable price for a property this substantial in Picnic Bay.

4 2 1 607 m2

Price SOLD for \$420,000
Property Type Residential
Property ID 1213
Land Area 607 m2

Agent Details

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Office Details

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From Butler St, there's a short-cut walking track straight up to the main road bringing you to Nelly Bay and another over to Rocky Bay with the scenic Hawkings Point lookout a great way to get your daily exercise with a view.

Picnic Bay is quieter than the other bays, a bonus for most, and those who enjoy fishing, swimming and golf will love Picnic Bay with all of these right there in the bay as well as a small selection of eateries and of course the pub. It's just a 5 minute drive to the ferry terminal and all of the facilities of Nelly Bay.

Contact Alex to arrange a private inspection by appointment.

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