



88 Picnic St, Picnic Bay



Nestled aside National Park

This modern home is nestled up against the National Park with a backyard of meandering steps through the boulders and trees giving a spectacular backdrop to the main deck and living area of the home. Whilst the address is Picnic Street, which is accessible on foot through the gate at the top of the fully fenced property, the property is accessed from Butler St, at the end of a no-through road with no side neighbour.

The front entrance is dramatic with double door entry into a smart entry hall with feature inset wall for your favourite artwork. Two generous guest bedrooms are located on this level, both with built-in-wardrobes, and one opening onto a private deck. On this level, there is also a study area, bathroom with walk-in-shower and separate WC, storage and an internal laundry with direct external access.

Up the smart wooden staircase, the cool bright living area opens up in front of you with the views to the garden and National Park behind. The hardwood floors and high ceilings throughout this property make this home warm and generous whilst the use of louvre windows and lots of doors and windows with ceiling fans and air con throughout will keep you cool in any weather. The kitchen features stone benchtops, corner pantry, pyrolytic oven, dishwasher and double sink with plenty of bench and cupboard space as well as space for a large double door fridge. Sliding doors open up onto the covered deck beyond, blending indoor/outdoor entertaining areas with ease.

The master bedroom is also on the upper level with generous built-in-

3 2 2 1,012 m2

Price SOLD for \$525,000
Property Type Residential
Property ID 799
Land Area 1,012 m2

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wardrobes and lovely views of the mountains in the distance. When the bedroom door is closed, the ensuite bathroom can be accessed from the living area so guests don't have to run downstairs. It offers lovely views to the back garden from the bath and has a separate rainhead shower.

From the back deck, steps lead down to the garden where you can make your way up to the back of the block to catch a glimpse of the water or to take the shortcut out of the gate to Picnic Street and the beach. The view from the back of the block over the house to the mountains in the north is a beautiful one and this would be a great spot for a little deck to take advantage of this aspect.

The front yard provides ample room for a pool if desired and there is a double carport and good lockable storage area under the house. With three rainwater tanks, gardeners should love this property.

This home provides superb privacy in a very peaceful location with easy access to the Nelly Bay walking track on Butler Street and the short cut over to the stunningly beautiful Rocky Bay just across the road.

Quality homes like this, and in such a great position, adjoining National Park, are hard to come by. Call Alex to arrange a private inspection by appointment anytime.

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