



77 Picnic St, Picnic Bay



## Tropical Living

This open-plan home was designed and built for tropical living to take maximum advantage of the prevailing sea breezes, with a wide central breezeway, large covered deck, beautiful pool and spa.

On entering the fully fenced 1012m2 property, you meander through a beautiful tropical garden with its stunning weeping Japanese willow tree. The external design of the dwelling has elements of Japanese architecture with the slanted verandah and glazed pop top roof rising from the centre of the home to allow natural light in.

The front entrance is a covered deck directly into the wide breezeway so the house opens up before you, accentuated by the high 2.7m ceilings. There are two large living areas with a dining area and the kitchen central to all so it's the perfect family home or entertainer. The living areas open onto the large covered back deck offering lovely views over the sparkling blue pool to the trees and boulders of the nearby National Park.

The kitchen features heaps of bench space and cupboards, including a corner pantry, gas stove, dishwasher, plumbing for ice-maker fridge and breakfast bar. There is also a bar off the family area which is currently used as a guest kitchenette for the very successful AirBnB business that the current owners have by letting out two of the rooms. An office niche is located next to the bar or if somebody wished, they could utilise the 4th bedroom at the front of the home as a private office as clients can visit via a separate door adjacent to the front door.

🛏 4 🌳 3 🚗 4 📏 1,012 m2

<b>Price</b>	SOLD for \$900,000
<b>Property Type</b>	Residential
<b>Property ID</b>	800
<b>Land Area</b>	1,012 m2
<b>Floor Area</b>	382 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



There are two large master bedrooms to chose from, both very spacious with walk-in-wardrobes and ensuite bathrooms with shower and double vanity. The family bathroom is between bedrooms 3 and 4 and accessible from the living area, with a bath, separate shower and vanity with a separate toilet adjacent, also with basin.

The property is fully air-conditioned with ceiling fans throughout and insulation to ceilings, roof, internal and external walls. Windows and doors are fully screened and aluminium construction for low maintenance. There is ample storage with full height cupboards throughout the home, something lacking in many other homes.

A bore provides good fresh water year round which keeps the garden green through the automatic irrigation system. Of course there is also town water connected to the house. At the front of the property there is a double carport and a 36m<sup>2</sup> shed which opens to the carport and also into the garden.

This property would make a great holiday rental and is very comfortable for owner-occupiers too - built by a builder as their family home, they've ticked all the boxes! Just 50m away is the end of the road and beginning of the National Park with the track to the Hawkings Point scenic lookout. Head 80m the other way down Picnic Street and there is a pathway through to the beach.

Picnic Bay is a peaceful and scenic bay with its iconic jetty, sandy beach with year-round swimming, rocky headlands at either end dotted with hoop pines, golf club and a number of good eateries. The ferry terminal is a 5 minute drive or easy bus ride.

Call Alex to arrange a private inspection by appointment.

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*