

15 Michael Ave, Lamb Island, Qld 4184

Residential Land For Sale

Sunday, 26 May 2024



15 Michael Ave, Lamb Island, Qld 4184

Area: 526 m2

Type: Residential Land



Kat Gawlik

0497887953

\$99,000

Discover the perfect slice of paradise with this 526m² vacant land at 15 Michael Ave, Lamb Island. Enjoy sea glimpses from this cleared and well-maintained block, nestled in an established and tranquil location. Key Features: - Prime Location: Just 100m to Grandpa's Beach and the local waterfront park and boat moorings. Perfect for fishing and launching your tender, tinnie or kayak. - Utilities Ready: Existing water meter connected and access to electricity. - Fruit trees: Established fruit trees, including mango, mulberry, and citrus. - Fenced: Secure with fencing on three sides. - Soil Report supplied: soil report provided to assist with septic system and foundation design. Important Information: - Easement: SEQ water easement along the southern boundary requires 1.2m clearance and a minimum 2.4m height for any overhang. Creative building solutions, such as designating this area for a driveway, may be required. For more details, including the Redland City Council information sheet 'Building Over or Near Relevant Infrastructure', and to arrange a viewing with transport from the Lamb Island Jetty, contact local resident agent Kat Gawlik at 0497 887 953. Your dream island lifestyle awaits!

ABOUT LAMB ISLAND Lamb Island (Ngudooroo) is the second smallest of the Southern Moreton Bay Islands with excellent fishing, kayaking, sailing and deep water moorings on our doorstep. We have about 500 residents and a small community feel compared to the larger suburban islands Russell and Macleay. Most people come here for the peace and quiet. The 1km x 2 km island is small enough that it's not necessary to have a vehicle, and many residents walk, have bikes, scooters or use the community-run Lamb Van public transport. Get your local honey, freshly roasted coffee, organic gardening supplies, local artwork and handmade soap from some of the local small businesses on Lamb. There are many groups and activities to keep you occupied, from Yoga and Pilates classes, community bushcare days, to trivia nights and pool competitions at the Rec Club. We have town water (which comes from the aquifer below the great sand island North Stradbroke), electricity, NBN internet, public tennis court (with flood lighting for night tournaments!), playground, BBQ area and swimming area, off-leash dog park, community garden, free rubbish dump, Lamb Island Recreational Club and a small shop. Eat-in or takeaway meals can be had at the Recreation Club or Zac's shop. Woolworths deliver here every day of the week for a small delivery fee. There are essentials such as schools, post office, pharmacies, medical centres, hardware stores and cafes on the neighbouring islands Macleay and Russell which are a free 5 minute inter-island ferry away. We are just a 21 minute Translink passenger ferry to Redland Bay, Brisbane where there is free car parking and the Weinam Creek Development is in the pipeline. The vehicle barge is \$65 each way for residents leaving from Redland Bay, Brisbane. The Island jetties have recently undergone a multi-million dollar major revamp with the addition of a recreational jetty for fishing and mooring tenders. The islands are moving ahead and undergoing a building boom which is to be expected for a region only 50 mins to Brisbane City and 50 mins to the Gold Coast. The secret's out and more people are discovering our beautiful islands and the unique lifestyle they offer. Call agent Kat Gawlik (Lamb Island Agent of the Year 2022 - 2024*) for a jetty pick up. 0497 887 953 *Rate My Agent BUILDING ON THE SMBI (SOUTHERN MORETON BAY ISLANDS) <https://www.redland.qld.gov.au/info/20206/dwellings/453/> Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained here is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or mis-statements contained in this document. Prospective purchasers should make their own enquiries to verify the information contained here. Property Code: 2761