

18-20 Crest Haven, Lamb Island, Qld 4184



House For Sale

Friday, 10 May 2024

18-20 Crest Haven, Lamb Island, Qld 4184

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 1138 m2

Type: House



Kat Gawlik

0497887953

\$440,000 Double Block

This 3-bedroom low-set house sits on a spacious 1138m² double block, offering potential for subdivision or expansion with two separate titles, allowing for the construction of another dwelling or separate investment opportunities. Nestled on a tranquil tar sealed street with kerbing, the property provides a serene environment just a short 5-minute walk from the Lamb Island ferry terminal and local convenience store. Key features of this property include its double steel frame colorbond garage with electricity connection and 1138m² of cleared, grassy terrain for privacy and sense of space, adorned with two magnificent trees, including a mature mango, adding to the idyllic setting. Inside, the house boasts a recently repainted interior and an updated bathroom for modern comfort. Recent maintenance work, including the recent redigging of the septic trenches, guarantees reliability and peace of mind for future owners. Currently rented until July 5th, 2024, with a tenant paying \$270 per week, this property offers immediate returns on investment. The property's location boasts red clay/loam soil, known for its excellent drainage and suitability for gardening. This fertile soil offers ample opportunities for future owners to cultivate gardens or grow their own produce, enhancing the property's appeal and potential for outdoor enjoyment. To experience the allure of island life firsthand, schedule a private viewing with resident agent Kat Gawlik at 0497 887 953. Please allow a minimum of 24 hours' notice to accommodate the tenant.

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 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: 2748