

**2 McIntosh Avenue, Elliott Heads, Qld 4670**



**House For Sale**

Thursday, 4 January 2024

2 McIntosh Avenue, Elliott Heads, Qld 4670

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 3**

**Area: 629 m2**

**Type: House**



Tania Bunyan

## Offers Above \$1,500,000

Exclusively listed For Sale by Tania Bunyan from Richardson & Wrench Bundaberg 2 MCINTOSH AVENUE, ELLIOTT HEADS is one of only 2 tightly held properties located in this prime waterfront location. Accessed via Foreshore Street on a small private peninsular on the mouth of the Elliott River, this unique waterfront property is surrounded by the crystal-clear waters and white sandy foreshore of the Elliott River. It literally feels like you are living on a resort island! With direct access into the water from both sides of the property and so many water sports and recreational activities available from your backyard, you can literally pull up to the property in your boat or jet-ski, or enter the Elliott River to go snorkelling, diving, swimming, paddle boarding, windsurfing or kitesurfing in the deeper water at the front of the property. You may like to explore the shallow sandy tidal estuaries by kayak or head directly out to the Coral Sea to go deep sea fishing or leisure boating. At low tide you can almost walk across the sand to the other side of Elliott Heads to Elliott Heads Beach and out to Dr Mays Island. Imagine throwing out a fishing line from the backyard or entertaining friends & family with magnificent uninterrupted water views of the Elliott River out towards the Coral Sea. Without a doubt, this property is the ultimate waterfront lifestyle property! Riverview Park with a modern boat ramp and floating jetty as well as picnic tables and children's playground are within a minutes' walk or very short drive. Riverview Nature Park is also only a few minutes' walk away for those who enjoy nature walks. There are basically unlimited water and outdoor recreational activities available on your doorstep making this property perfect for those who want to feel like they are on a permanent holiday! The high-set house features plenty of parking for cars, boats and all the water toys with 3 extra-long garages. A tiled self-contained 1-bedroom unit with built in wardrobe, kitchenette, bathroom with toilet, shower, and pedestal hand basin and a laundry make up the ground floor accommodation. The ground floor unit has sliding door external access to a large paved undercover entertaining area. The upper level features a huge open-plan living area with polished timber floors and lots of large windows maximising the incredible uninterrupted water views. Enjoy spectacular views of the morning sunrises and evening moon rising with moonlight over the water. The property has been built to maximise the natural light, and cool ocean breezes. Two sets of sliding doors lead out from the living area onto the large wraparound timber deck with undercover entertaining area. The current owners have also used part of this large open plan space to include a bed so they can wake up to the magnificent views. The contemporary kitchen includes 2-pac cabinetry with timber benchtops, electric oven, and gas cooktop. A dining area, bedroom, a small office/study and a bathroom with shower, toilet and vanity complete the upper-level accommodation on offer. AT A GLANCE Lower Level Features: • 3 garages • Self-contained 1 bedroom unit with built in wardrobes • Kitchenette • Bathroom with shower, toilet, and pedestal hand basin • Sliding door external access • Laundry • Large paved undercover entertaining area Upper-Level Features: • Huge open plan living area. This area is large enough to include a third bedroom space. • Lots of large windows and sliding door external access onto timber deck • Contemporary kitchen with plenty of cupboards (2-pac) and bench space with timber benchtops, electric oven, and gas cooktop. • Dining area • Bathroom with shower, toilet, and vanity • Bedroom • Office/study • Wrap around timber deck and undercover outdoor entertaining with magnificent water views Additional Features: • Polished floors throughout upper level • Ceiling fans • Security screen doors • Solar system 1.5kw + solar hot water system • Land size 629m<sup>2</sup> • Town Water • Septic • Easy to maintain landscaping with neat and tidy lawn and palm trees • Concrete steps from land into the water - great place to enter the water or tie up the boat. This property is suitable for owner occupiers or investors. It is perfect for those who want a lifestyle property with opportunities to participate in a wide range of outdoor and recreational water activities. It would make an ideal investment property being in an ideal holiday destination. If you are looking for a premium one-of-a-kind waterfront lifestyle, and perhaps a once in a lifetime opportunity to buy a piece of waterfront land in this tightly held position, please contact Tania from Richardson & Wrench for further information or to arrange an inspection.