

24 Fitzroy Crescent, Agnes Water, Qld 4677

ONEPERCENT
PROPERTY SALES

Sold House

Tuesday, 2 April 2024

24 Fitzroy Crescent, Agnes Water, Qld 4677

Bedrooms: 1

Bathrooms: 1

Parkings: 3

Area: 1 m2

Type: House



Matt Arkenbout

0730416041

\$945,000

We're calling it! This phenomenal lifestyle property has to be by far the most incredible acreage currently on offer in the Agnes Water & 1770 Region. Boasting absolutely breathtaking panoramic views as far as the eye can see, this awe-inspiring acreage truly epitomises the meaning of the 'best of both worlds'. Live out your dream coastal lifestyle on a serene and private 3.75 acre land parcel whilst being just minutes away from patrolled surf beaches and access to the Southern Great Barrier Reef. There is truly nothing else like this exquisite acreage on the market and it is a rarity that unique properties such as this become available. Offering unparalleled ocean and hinterland views, multiple dwellings, a cleared house site for those with future plans in mind and meticulously landscaped lawns and gardens throughout, this remarkable home has it all and is a MUST to inspect. The main residence is a stunning near-new property, boasting a beautiful wrap-around verandah and deck with a BBQ area where you can take in the surreal surroundings and entertain family and friends. Take a step inside and you will find a light-filled open plan kitchen, living and dining area with high raked ceilings and sliding doors that seamlessly open out onto the entertaining area. The master bedroom features built-in wardrobes and sliding doors that open out onto the verandah so you can wake up every morning with dreamy views towards Agnes Water. There is also a great sized modern bathroom with shower, dual vanity and toilet, as well as an internal laundry area. The second dwelling (un-approved) features an additional room, living area, kitchenette, second bathroom and covered outdoor entertaining area. There is also a huge 2x bay shed with high clearance, perfect for those who are looking for a space big enough to store their boat or caravan. Further accentuating the beauty and superiority of this home is the carefully curated lawns and gardens throughout. The owners have gone the extra mile with retaining walls and have planted an array of stunning flora and fauna. There is plenty of usable and easily accessible areas with lush lawns, as well as a huge cleared potential house site towards the back of the property to capture the most jaw-dropping views. Not only that, upon entering you will also find a gorgeous area with a dam and windmill, creating a sense of tranquillity and calmness that will make you never want to leave this safe haven.

MAIN RESIDENCE:

- o Near-new home (Dec 2022 completion)
- o Wrap around verandah and deck with built in BBQ area
- o Open plan living and dining area with a 3.5m high raked ceiling, air-conditioning, 2x ceiling fans and sliding screen doors to outdoor entertaining area
- o Modern kitchen with island bench, pendant lighting, stainless steel appliances and ample storage and bench space
- o Main bedroom with oversized built in wardrobe, ceiling fan and sliding door to front verandah
- o Modern bathroom with dual vanities, shower and toilet
- o Internal laundry area with bench space
- o Aurora European Oak flooring with engineered tongue and groove system
- o Curtains and plantation shutters throughout
- o Plenty of underneath storage space and room to park an additional vehicle undercover

SECOND DWELLING (UN-APPROVED):

- o 9m x 7.5m shed with high clearance
- o Kitchenette with bench space, sink and combined laundry
- o Bathroom with shower, vanity and toilet
- o Living area/additional room with air-conditioning, ceiling fan and plantation shutters
- o Covered outdoor entertainment area

ADDITIONAL FEATURES:

- o 2x 22,800 litre water tanks and 1x 5,000 gallon water tank
- o Hunter X-Core 6x station irrigation system with smart access via app
- o Outdoor lighting with smart access via app for your convenience
- o Earthsafe septic system
- o Thermann gas hot water
- o Coastal outdoor shower to wash off after a day at the beach or out fishing
- o Dual outdoor vintage trough sink to front entry of main residence
- o Property is 2WD accessible
- o Dam to front entry
- o Large clearing with potential for an additional house site/dwelling (subject to council approval)

NEARBY LOCAL HOTSPOTS:

- o 3 minutes to 1770 - Agnes Water Central Shopping Centre where you will find an IGA, chemist, medical centre, bottle shop and other specialty stores
- o 4 minutes to Discovery Christian College
- o 5 minutes to the township of Agnes Water with patrolled surf beaches, local shops, cafes, restaurants and the Agnes Water Tavern
- o 7 minutes to Agnes Water State School
- o 9 minutes to Goora Gan Steiner School
- o 10 minutes to the 1770 Marina and access to the Southern Great Barrier Reef
- o 12 minutes to the heart of 1770 where you can go swimming, camping, fishing, kayaking and take the boat out

Do not miss the opportunity to secure this phenomenal coastal lifestyle acreage today! Whether you are an owner occupier looking for your forever home or have been searching for a profitable investment with endless possibilities, 24 Fitzroy Crescent is the home for you! Contact Matt & Rhi Arkenbout on 0434 912 834 to arrange a private inspection.

****Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, One Percent Property Sales will not be held liable for any errors in typing, information or floor plan measurements. All interested parties should rely upon their own enquiries in order to determine whether this information is in fact accurate, and that the property meets their requirements****