

3 Dolphin Court, Agnes Water, Qld 4677

ONEPERCENT
PROPERTY SALES

House For Sale

Wednesday, 12 June 2024

3 Dolphin Court, Agnes Water, Qld 4677

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 754 m2

Type: House



Matt Arkenbout
0730416041

Offers over \$949,000

Welcome to your dream coastal haven! Nestled in the picturesque seaside town of Agnes Water, this incredible four-bedroom, two-bathroom residence boasts an unparalleled location just a short 350m stroll to pristine surf beaches. Surrounded by quality homes and set on a generous land parcel, this charming property is perfect for those looking to live out the ultimate laid-back, beachside lifestyle. Featuring a well-appointed layout with an abundance of light throughout, this tranquil family home will have you feeling at ease from the moment you step inside. The open plan kitchen, living and dining area has been thoughtfully designed to incorporate the outdoor entertainment area, with sliding doors that seamlessly open out onto the wrap-around deck. Capturing sea breezes all year round with a wonderful northerly aspect, you can relax on the deck or take a dip in the sparkling inground pool after a day out swimming and surfing at the beach. This remarkable space is any entertainer's dream, perfect for spending quality time with the family or hosting weekend BBQs with friends. Not only that, this idyllic property is just a short 5 minute drive to the 1770 Marina where you can take the boat out, go fishing, kayaking, swimming and camping. With direct access to the Southern Great Barrier Reef at your doorstep, there is nothing better than knowing you can take a day trip out to Lady Musgrave Island and be back relaxing on your deck by the afternoon!

AT A GLANCE:

- o 6.6KW solar system
- o 22,800L and 5,000L water tanks
- o Tranquil inground swimming pool
- o Fully fenced property with gated side access to backyard
- o Fantastic outdoor entertainment area with a wrap-around deck
- o Contemporary kitchen with ample storage space, island bench and stainless steel appliances including dishwasher, oven and gas stove
- o Tiled dining area that opens out onto the covered entertainment area
- o Lounge room with air-conditioning, ceiling fan and tiled flooring
- o Master bedroom with air-conditioning, ceiling fan, carpet and walk-in wardrobe
- o Ensuite with vanity, shower and toilet
- o Three additional bedrooms with carpet, ceiling fans and built-in wardrobes
- o Family bathroom with shower, bath and separate toilet
- o Laundry with great sized bench, cupboards and external access to side yard
- o Additional built-in linen cupboard to hallway
- o Double garage with internal access to property
- o Garden shed for additional storage

NEARBY LOCAL HOTSPOTS:

- o 1 minute (350m) to pristine surf beaches
- o 2 minutes to Goora Gan Steiner School
- o 3 minutes to the centre of Agnes Water with local shops, cafes and restaurants
- o 4 minutes to the Agnes Water Tavern and bottleshop
- o 4 minutes to Discovery Christian College
- o 5 minutes to the 1770 Marina and access to the Southern Great Barrier Reef
- o 5 minutes to Agnes Water State School
- o 5 minutes to 1770 - Agnes Water Central Shopping Centre where you will find an IGA, chemist, medical centre, bottle shop and other specialty stores
- o 6 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 stunning coastal oasis today. 3 Dolphin Crt truly ticks all of the boxes for both owner occupiers and astute investors alike! 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.****