

**36 McLennan Street, Woody Point, Qld 4019**



**House For Sale**

Friday, 12 April 2024

36 McLennan Street, Woody Point, Qld 4019

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 405 m2**

**Type: House**



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## For Sale

A stones throw from the shores of Bramble Bay, this splendid weatherboard cottage presents an unparalleled opportunity for savvy investors and eager owner-occupiers alike. Boasting two bedrooms and situated on a generous 405m<sup>2</sup> block, this charming abode is a canvas awaiting your personal touch to transform it into your dream home or to leave as is as a charming cottage with huge rental appeal. Step onto the front or rear decks, and you will immediately find yourself enveloped in the refreshing ocean breeze, providing the perfect vantage point to unwind and soak in the coastal ambiance. Whether you are seeking a comfortable residence to move into immediately or considering it as a lucrative rental investment, this cottage offers flexibility and potential in equal measure. With its solid bones and bursting with potential, envision creating a modern open-plan concept with seamless indoor/outdoor living spaces, potentially even capturing breathtaking bay views. Imagine updated flooring, contemporary finishes, and a layout designed for optimal comfort and functionality. Location is paramount, and this coastal haven does not disappoint. Situated just moments away from shops, schools, a golf course, parks, a boat ramp, and an array of restaurants, convenience is at your doorstep. Commuters will appreciate the quick access to the Hornibrook Bridge, ensuring a smooth journey to Brisbane city for work or leisure. But the allure does not end there. The spacious backyard, bathed in a desirable northerly aspect, beckons for gatherings with loved ones. Whether you are hosting a BBQ, unwinding with a book, or simply enjoying the tranquillity of nature, the covered patio offers a serene retreat for all your leisurely pursuits. Features:- Two spacious bedrooms- Front and rear deck- Air-conditioned living room- Updated timber flooring- Stunning original windows- Central kitchen that flows easily to the living room and out to the covered alfresco- Carport and workshop/storage shed- Fully fenced block. Enjoy the convenience of living just moments away from Margate Shopping Centre, The Belvedere Hotel, Bramble Bay Bowls Club, cafes, schools, and more. Just 5 minutes down the road and the vibrant Redcliffe Parade, with lagoon and jetty. 450 meters down the road is one of the most iconic parts of the peninsula with the site of the Moreton Bay Food and Wine Festival, Kite Fest and other key events located at the beach side park at the end of your street. Seize the opportunity to make this coastal oasis your own and start living the holiday-at-home lifestyle that you have always dreamed. Get in touch today and take the first step towards a lifetime of coastal bliss! Disclaimer: In preparing this advertisement we have endeavoured to ensure the information contained is true and accurate. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.