

**43 Lucas Dr, Lamb Island, Qld 4184**



**Residential Land For Sale**

Wednesday, 17 April 2024

43 Lucas Dr, Lamb Island, Qld 4184

Area: 546 m2

Type: Residential Land



Kat Gawlik

0497887953

**\$180,000**

Nestled against the backdrop of sea views, this two-bedroom steel frame project awaits its final transformation into your dream coastal retreat. Built to the lock-up stage by a local builder, this unfinished gem offers you the unique opportunity to tailor the finishing touches to suit your taste and budget. With a generous 20m<sup>2</sup> verandah inviting you to soak in the ocean breeze, the promise of tranquil mornings and relaxing sunsets becomes a daily reality. The foundations and frame of the property have been approved by both engineers and the council. While there is a current building permit in place, it requires a new application for plumbing and drainage, as the previous one has lapsed. Your journey to homeownership couldn't be smoother - seize the chance to save costs by taking charge of the finishing touches yourself. From plumbing to electrical work, internal linings to decking boards, the canvas is yours to paint. Unleash your creativity as you envision the layout of two spacious bedrooms boasting built-in robes, an airy open-plan living area seamlessly blending into the kitchen, and a thoughtfully designed bathroom with a separate laundry space. Spanning a cozy 60m<sup>2</sup>, this home exudes warmth and potential, waiting eagerly to be moulded into your ideal coastal haven. And with convenience in mind, FrameSteel offers an internal lining kit for just \$15k, streamlining your finishing process and bringing you one step closer to realizing your vision. For those with a vision for coastal living and a knack for DIY endeavours, this project is your ticket to realising your seaside sanctuary. With conservation zoning (for stormwater drainage) flanking either side, rest assured that your coastal sanctuary will remain unobstructed, providing an unparalleled sense of space and tranquility. Conveniently situated within walking distance to the ferry and local convenience store, just 350 meters away. Contact Kat today at 0497 887 953 to unlock the potential of this unfinished masterpiece. The owner, preferring a swift cash sale, awaits your call to embark on this exciting journey together. Don't miss out on the chance to make this coastal dream a reality - seize the opportunity before the tides turn.

**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 Fat Lamb Bistro 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 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 vehicle barge is \$65 each way for residents leaving from Redland Bay, Brisbane. The Island jetties have recently undergone a major revamp with the addition of a recreational jetty for fishing and mooring tenders. 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

**BUILDING ON THE SMBI (SOUTHERN MORETON BAY ISLANDS)**  
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