

# 44 Cormorant Crescent, Jacobs Well, Qld 4208

## House For Sale

Saturday, 2 December 2023

44 Cormorant Crescent, Jacobs Well, Qld 4208

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 809 m2**

**Type: House**



Belinda Beekman  
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## Offers Over \$709,000

Belinda Beekman is proud to present to you 44 Cormorant Crescent, Jacobs Well. Presiding on an expansive 809 sqm flat block, this quaint two-bedroom home situated in a seaside village presents a rare opportunity. Whether you're looking for a low maintenance first home, strategic investment, or searching for a renovation project, this property possesses endless potential. Primely positioning a mere street back from the treasured waterways of Moreton Bay, appreciate the possibilities of transforming your own exclusive entertainer, leisurely sanctuary or family oasis. Bring all your toys with a generous three car carport, gravel turnaround driveway and a wide side access. Appreciate multiple, open living areas and a patio, leading out to an enormous, fully-fenced grassy yard. Whether you envy a glorious pool or shed of your dreams, this property boasts endless space, allowing you to create a retreat of your own. Come take a look today and unlock the potential this seaside home beholds. Features include:

- Kitchen featuring laminate bench tops, double stainless sink, Vialti electric cooktop and oven, range hood and ample cupboard space
- Dining and living room with vinyl laminate timber flooring, split system aircon unit, roller blinds and a sliding door to access the patio
- Additional living room upon entrance, offering hardwood timber flooring, crisp white wall paint and sloped ceilings
- 2 bedrooms complemented by hardwood timber flooring, rollers blinds, an aircon unit in one and ceiling fan in the second
- Renovated bathroom showcasing a large bath tub, neutral grey tiling, toilet, a generous shower with floating glass and enormous basin with a grey frosted glass top, white laminate drawers and stainless steel finishes
- Second separate toilet featuring the same modern grey colour palette as bathroom
- Laundry accessible via patio, neutral marble look tiling, stainless tub, white cupboard and washing machine space/taps
- Security screen on front door
- Covered patio space with grey concrete and timber bar ledge from kitchen window
- Enormous carport down side of property, gravel
- Side access down other side of property and double gates into yard
- Gravel turning pad in driveway
- Huge grassy yard
- Garden shed
- 22,000L water tank
- Septic system, grey water and spear pump
- Electric hot water system
- Built 1955

Why we love Jacobs Well... Jacobs Well, an unparalleled, idyllic seaside village, is located between the main waterways of Brisbane and the Gold Coast. Although it feels distant from the busy city life, the highway is only a 15 minute drive and the community atmosphere is like none other. Spend your weekends fishing, crabbing, boating, kayaking, paddle boarding, or simply relaxing at the beach you call home. 15 minutes on your boat or jet ski and you will find yourself at South Stradbroke Island enjoying a breakfast or lunch at Tiplers Island Cafe, or at Couran Cove Island Resort where you will find swimming pools, live music, bike riding trails, and even more restaurants and cafes. Just a short walk to the local tavern and shopping village. Here you will find a chemist, doctors surgery, friendly grocer, liquor store, bakery, fish and chip shop, and a hair salon. Or even a short 5 minute drive into Calypso Bay where you will find Harrigan's Irish Pub for a hearty meal by the water or fireplace. If you're in need of a bigger shopping centre, 10 minutes will find you at Pimpama City and a 15 minute drive to Coomera Westfield. Don't hesitate, call Belinda today on 0417 685 299 to arrange your inspection. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary.