

52 Tramican Street, Point Lookout, Qld 4183

House For Sale

Tuesday, 9 April 2024

52 Tramican Street, Point Lookout, Qld 4183

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 800 m2

Type: House



Deanna Belzer

Submit Offers by Monday 6 May 2024

You will love the lifestyle on offer. Wake up to water views from this architect design, three level contemporary home, overlooking stunning Home Beach while enjoying an island lifestyle close to Brisbane. Featuring three (plus) bedrooms, two bathrooms, a modern kitchen and three large verandahs, the house stands in a prime elevated northeast facing position on a 800m² block within a native bush and coast environment. Its open design and extensive use of timber floors and panelling, exposed timber beams, solid cypress pine verandahs, and floor-to-ceiling height glass windows and sliding doors, optimise the breathtaking ocean views, calming sea breezes and soothing sounds of the ocean found along the climbing ridgeline of renowned Tramican Street, Point Lookout. Views The generous upper level verandah flows directly out from the spacious main bedroom with ensuite. The expansive mid-level wrap around verandah flows seamlessly from the open plan kitchen, dining and living area. From both front verandahs and adjoining rooms there are languorous views over hinterland bush to the golden sand of Home Beach and sand bottom turquoise waters to Shag Rock, and the deep blue green of the Coral Sea. Both upper level bedrooms with built in wardrobes and ceiling fans and the front verandahs have magnificent views over bushland out across the South Passage to majestic Moreton Island and the horizon. There is no need to leave the house to enjoy spectacular whale sightings during their annual migrations. From the mid-level bedroom with built in wardrobes there is a fabulous window view out beyond Shag Rock. Look in the opposite direction through stained timber paned glass doors over the large back verandah to the open flat back yard lawn with mango tree and neighbouring conservation area of beautiful eucalypt and fern forest with abundant native flora and fauna. Mid and upper levels An internal stained timber stairway with a feature windowed landing leads from the ground floor to the large mid-level open plan living/dining and modern kitchen area (stone bench tops, gas oven and stove top, dishwasher and abundant storage). The eye-catching polished hardwood timber floors and timber wall and ceiling panelling are enhanced by extensive windows which bring the natural setting indoors. Follow the hallway past the separate enclosed laundry, floor to ceiling windowed toilet, and windowed bathroom, to the mid-level bedroom with built in wardrobes, and to the back verandah. Outside the entrance to the mid-level bedroom, an internal flight of timber stairs leads to the two upper level bedrooms with polished timber floors, marvellous views and ocean breezes. Ground floor The front yard and driveway offer direct access to the ground floor which cuts into the rising slope of the land and keeps cool and dry within concrete and brick walls and the tiled concrete floor area. You gain access by either the secure garage or through the stained timber paned glass doors at the front and side entrances which are protected by the lengthy pebbled concrete porch and verandah coverage. The large hallway has plenty of storage and gives access to the secluded office/media room with its own stained timber paned glass doors and windows. This room has northeast views across Tramican Street and the hinterland bush out to the Coral Sea and could easily be converted into a fourth bedroom should you desire. The yard The flat front yard is bound by two large rock retaining walls and native trees. There is plenty of room to park a boat and trailer or drive around access up a gentle slope along the northern side of the house to the back yard as well as a shade pathway for local curlews and kangaroos. From the large flat back yard you can monitor prolific local wildlife, take in views of the ocean, spectacular sunsets and thunderstorms and then take up the best position in your favourite outdoor chaise lounge to marvel magnificent star gazing opportunities. Holiday letting The property has been a popular holiday letting for many years generating healthy returns with repeat custom and advance bookings which can be sold with or without the current furniture and utensils etc. Potential Explore the potential for adding a granny flat using the side access to the back yard, to meet increasing demand for residential properties with ocean views in this prime location. Property amenities • Three levels with northeast ocean views • Elevated bush and coastal setting • Three (plus) bedrooms with built in wardrobes • Three cypress pine verandahs • Polished hardwood timber floors • Gas oven/stove top and stone kitchen bench tops • TV antenna and Satellite dish • Electric hot water • Town water • 2 x water tanks • 1 x garage • Septic system • 800m² land • Rates approximately \$1,200/quarter. Inspect as advertised, or contact Deanna Belzer to arrange a private inspection, ph 0412 242 800. ****SUBMIT OFFERS BY MONDAY 6 MAY 2024****. Disclaimer: This property is being sold without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate. We accept no responsibility for any errors, omissions or inaccuracies. It is important that any prospective purchasers make their own enquiry and view the property at hand to verify all information and detail attached to the property.