

**62 Ningi Esp, Ningi, Qld 4511**



**House For Sale**

Friday, 24 May 2024

62 Ningi Esp, Ningi, Qld 4511

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 660 m2**

**Type: House**



Sally Grant

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## Offers Over \$795,000

Seldom do opportunities for relaxed water front living come to the market in this price bracket. Just shy of two decades of ownership, this property has been enjoyed by the owners for the lifestyle it provides and now is your opportunity to secure this prime location. Situated directly across from the calm waters of Ningi Creek sits 62 Ningi Esplanade, complete with its historical jetty for your exclusive use where you will enjoy fishing, crabbing, kayaking, or simply unwinding and soaking in the serene surroundings! For the avid water enthusiast, launch your motorised craft just up the road and enjoy everything that the magnificent Pumicestone Passage has to offer. The Ningi Esplanade enclave is a peaceful haven for those who seek the wonder of natural environment surroundings at your front doorstep, and being so close to the Passage, boaties, jet skiers and paddlers will thrill at how convenient this location is. Accommodating 3 bedrooms, the Master bedroom offering views of the landscaped garden and a spacious living room and large kitchen with glorious views across to the water. Outdoor entertaining is catered for with a 66sqm covered patio running the full length of the house. A good sized bathroom with separate bath and shower is complemented by a separate toilet. The location is A1 being close to medical, chemist, IGA, Day Care Centre, Gym, Service Station and other conveniences. Easy driving access to connect to the M1 for north and south bound commuting. Just 50 minutes to the Brisbane CBD and Airport and be at Sandstone Point and Bribie Island in around 5 minutes. Public transport close by. Take a walk through this property at the 3D online tour. Better still, come see it for yourself. **KEY FEATURES** - 3 Bedrooms with built in robes (Master and 2nd bedroom with ceiling fans) - Open plan air-conditioned living with large windows to capture water views - Good sized kitchen with Island Bar, Double Oven, Dishwasher and great storage - Massive walk in pantry - Large dining area - Large laundry - Double hung blinds - Screened throughout - Skylight - 9m x 4m Shed with power - 3m x 3m Garden Locker - Carport - Front pad for small van or park larger van securely via side access - Landscaped gardens and room for pool! - Side access (room for a caravan and a boat) With abundant fishing at your front doorstep, including catches of whiting, grunter, bream, flathead and of course the muddies, this is an exceptional lifestyle offering. Contact Sally Grant on 0425 559 832 to arrange for your private inspection. Keep an eye out for our Saturday Open Home times. Property Code: 226