

**72 Picnic St, Picnic Bay, Qld 4819**



**House For Sale**

Monday, 17 June 2024

72 Picnic St, Picnic Bay, Qld 4819

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 1012 m2**

**Type: House**



Alex Strens  
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**\$645,000**

On a fenced 1012m<sup>2</sup> block, this cute cottage retains many of its original features with casement windows, timber louvres, french doors, high ceilings and a central room, around which verandas have been enclosed to create additional living spaces. An insulated new roof (2020) and split system aircon to the main living area and bedroom keep the house cool all year round, although of course these houses were built for the tropics before the days of air con, so good ventilation was a must. You can decide how best to use each area in the room, but there's two inter-connecting rooms on one side of the house which make natural bedrooms, and the central room also makes a lovely bedroom with its soaring high ceiling, whilst leaving a further L-shaped area that could be partitioned for further rooms, as well as the main living area which sits between the front door and kitchen. From the kitchen, there's a step down to an enclosed rear patio which houses the laundry and store area, and the bathroom which includes a shower over bath, vanity and toilet. The yard has been planted with approx 30 different types of fruit tree yet is still a blank canvas where you can add a shed, pool, parking for boats/caravans etc if you so wish and with easy driveway access down the side of the house, further development should be fairly straight-forward. With the Hawkings Point lookout at the end of the street, you've got the perfect morning or evening excuse for exercise, where you can see spectacular sunrises and sunsets over the water. The beach is less than a 5 minute walk as well as the new 'Sea Salt Arcade' with Maggie's own microbrewery and selection of eateries, with the pub just a few steps further on where you can sit and drink in the view! It's less than ten minutes' drive to the ferry terminal, supermarkets, medical facilities etc so it's a great location whilst tucked away in your own little tropical paradise. Contact Alex to arrange an inspection by appointment. This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary. Property Code: 1574