

**74 Colonial Drive, Clairview, Qld 4741**



**Sold House**

Saturday, 12 August 2023

74 Colonial Drive, Clairview, Qld 4741

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 5**

**Area: 455 m2**

**Type: House**



Zak Meiert

**\$500,000**

Welcome home to 74 Colonial Drive Clairview! This quaint 2-bedroom, 1-bathroom beach house is now available for sale for the first time since 1999. \*\*PLEASE NOTE, THIS PROPERTY IS BEING SOLD AS IS, WHERE IS, WALK-IN, WALKOUT, ALL FURNITURE INCLUDED, MINUS OWNER'S PERSONAL ITEMS, THE BOAT AND CAR WILL NOT FORM PART OF THE SALE). \*\*POTENTIAL FOR HOLIDAY LET, RAY WHITE SARINA CURRENTLY MANAGES HOLIDAY LETS FROM CLAIRVIEW TO SARINA, 74 COLONIAL DRIVE HAS POTENTIAL OF \$180 - \$200 PER NIGHT, MINIMUM 2 NIGHT STAY\*\*\*\*PLEASE NOTE, BOUNDARY LINES ARE INDICATIVE ONLY TO SHOW OUR BUYERS HOW CLOSE THE BEACH IS FROM THE PROPERTY\*\*Be front and center to the water, islands, and sand, walk directly off the deck onto the sand, take your fishing rod and catch lunch or dinner! Put the boat in moments away at the boat ramp a short ride to the islands and some of the best fishing and crabbing on the Isaac Coastline! Open plan living seamlessly connects the living, dining, and kitchen areas, creating a perfect space for quiet entertaining with family and friends. The kitchen is equipped with electric cooking, dishwasher and plenty of storage. The two bedrooms are generously sized, providing comfort and privacy. The bathroom is large designed and features a shower, bathtub, vanity, with the added bonus of a separate toilet and internal laundry. The double car garage doubles as a rumpus area, complete with pool table and room for a couple of pull-out lounges for the kids to kick back on. 1 hour to Sarina and 2.5 hours to Rockhampton, easy access on to the Bruce Highway, (north and southbound), Broadsound Coastal Care / Ambulance is located at Carmilla and Sarina, Barra crab Caravan Park is a perfect place for afternoon drinks and dinner with live music most Friday and Saturday nights, there is also a mail service and convenience store attached to the caravan park. Features of 74 Colonial Drive, Clairview:- One time owner since 1999- Low maintenance 445sqm block - 12 panel solar system - Brick and colorbond constructions - Two-bedroom beach house on 445sqm of absolute beachfront- Walk off the patio directly onto the sand and water- Open plan living, dining, and kitchen- Tiled floors throughout - Kitchen with ample storage, electric cooking and dishwasher - Two bedrooms, with adjoining walk-in wardrobe- Master bedroom with split system air-conditioning- Bathroom with bathtub and separate shower and separate toilet - Laundry at the back of the property with access to the back yard/clothesline- Security screens on all external windows and doors- Single bay boat shed and double bay carport - Rainwater tanks - Old school septic system- Moments to the boat ramp, a short boat ride to some of the nearby islands, and some of the best fishing and crabbing on the Isaac Coastline- 1 hour to Sarina, 2.5 hours to Rockhampton, Broadsound Coastal Care / Ambulance at Carmila (approx. 20 minutes north) Clairview also has a Helipad for those unexpected emergencies To fully appreciate the opportunity to buy into the tightly held Clairview Market an inspection is simply a must! Disclaimer: The Agent does not give any warranty as to errors or omissions, if any, in these particulars, the provided information from the Vendor can be deemed reliable but not accurate. Any persons interested in the property should conduct their own research.