

17 Aminya St, Coochiemudlo Island, QLD, 4184



House For Sale

Thursday, 1 August 2024

17 Aminya St, Coochiemudlo Island, QLD, 4184

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House



Rita Suters

Immaculate 3 bedroom Home + Deck + Powered Garage + Solar

Welcome to your island oasis at 17 Aminya Street, Coochiemudlo Island! Nestled amidst the serene surroundings of one of Queensland's hidden gems, this immaculate 3-bedroom home offers an idyllic blend of comfort, style, and sustainability.

The owners of this gorgeous home have started to put their own stamp on the interiors but sadly their circumstances have changed. Most of the rooms have been professionally repainted and new screens have been installed. A stunning mirror has been fitted expanding the feeling of space and reflects the new centrally located rustic light fitting. A new hot water system has been installed, 8 metres of new guttering and some roof sheets have also been replaced.

Crafted from Hardiplank clad and adorned with a color-bond roof, this residence exudes coastal charm with its raked ceilings, quality terracotta tiles and inviting bay windows. Situated on a spacious 503m² block, the property enjoys a prime location on a quiet street just moments from the glistening waters of the island.

Step inside to discover a haven of modern living, where every detail has been meticulously curated for your utmost enjoyment. Boasting three above-average size bedrooms and two bathrooms, including a master ensuite, this home provides ample space for relaxation and rejuvenation. Bedroom three is mostly sound proofed creating an acoustic space for musicians and lovers of video games without disturbing the rest of the family.

Entertain with ease in the open-plan lounge, kitchen, and dining area, where natural light floods through the windows, creating a warm and inviting atmosphere. The gourmet kitchen is a chef's delight, complete with top-quality appliances and plenty of bench space for culinary creations.

But the delights don't end there. This home also features a separate studio room, ideal for a home office or creative retreat, along with an enclosed deck for alfresco dining and entertaining. Plus, with solar panels, air conditioning, and a powered garage, every modern convenience has been thoughtfully included.

Outside, lush green trees provide a tranquil backdrop for your island escape, while water tanks ensure sustainable living for years to come. Immaculate inside and out, this home offers the perfect blend of comfort and style for those seeking a laid-back island lifestyle.

What's more, a long concreted driveway provides ample parking space, perfect for accommodating a boat or caravan, making this property even more versatile for your lifestyle needs.

FEATURES OF THIS PROPERTY

- Master bedroom is spacious with ensuite with shower over bath, toilet and vanity, walk-in robe, fan and stunning bay window
- Second bedroom with built-in robe, air conditioning, fan and a bay window
- Third bedroom is oversized and off the deck with built-in robes from wall to wall and air conditioning. Mostly sound proofed creating an acoustic space for musicians and lovers of video games without disturbing the rest of the family
- Gourmet kitchen with breakfast bar, quality appliance including Miele dishwasher, Bosch induction stove top, Asko convection oven, an alcove for double door refrigerator, sink, water filter, plenty of cupboards and bench space
- Main bathroom with shower, vanity, laundry and a separate toilet
- Tiles to living areas
- Carpet to all bedrooms and studio room
- Double-door linen cupboard in the hallway
- Economical LED lighting throughout

- Enclosed 24m² deck at the rear of the home set up for relaxing

- 32m² oversized single garage/workshop with lighting and power points
- Long concreted driveway provides ample parking space, perfect for accommodating a boat or caravan,
- 2 x 2500 litre rainwater tanks with pump, attached to rear garden reticulation
- 3 x raised garden beds for veggie gardens
- 3.5kw Solar system
- Pink insulation batts in the roof
- Fibre to the kerb NBN installed (currently with Exetel)
- Rates including water and sewage \$850 per quarter approx. (pensioner rates)
- Electricity \$100 approx. per quarter (pensioner rates)
- 503m² level block

LOCATION

- 300m Main Beach
- 450m Oasis Restaurant
- 550m Barge Ramp & Vehicle Ferry
- 400m Isle of Coochie Golf Course
- 450m Community Centre
- 750m Jetty & Passenger Ferry
- 800m Curlew Café
- 900m Island Beach Bar

Contact Rita Suters on 0423 214 439 for more information.