

# 17 Compass Court, Raby Bay, Qld 4163

**McGrath**

## House For Sale

Thursday, 11 July 2024

17 Compass Court, Raby Bay, Qld 4163

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 762 m2**

**Type: House**



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**\$1,875,000**

Discover the timeless appeal of one of Raby Bay's original low-set homes, perfectly positioned within walking distance to the vibrant Harbour precinct, the railway station, and Cleveland CBD. This delightful property offers the best of coastal living with the convenience of city amenities right at your doorstep. Built by renowned builders "Fox & Bell", this solidly built home was one of the original homes in the first stage of Raby Bay. This low-set designed home retains its classic charm while offering modern comforts. The single-storey layout ensures ease of access and a seamless flow throughout the living spaces. This home is a fantastic renovation project for the savvy buyer looking to create a masterpiece in a highly sought-after location, or, simply a comfortable home for someone searching for a convenient bayside living. Neat as a pin and still in its original condition inside, property features include:

- Prime location – enjoy easy access to the Harbour's restaurants, cafes and shops, as well as quick connections via the nearby railway station. Cleveland CBD is just a short stroll away, providing all the essential services and entertainment options
- Newly rendered and painted outside – including the roof - gives the home a modern and refreshed look
- Freshly painted throughout
- Air-conditioning to living, lounge/dining and master bedroom plus ceiling fans throughout
- 3 built-in bedrooms including a master with ensuite and sliding door access to covered entertaining area
- Spacious living and dining areas include combined lounge & dining leading out to the covered entertaining area, separate family/TV room with brick feature walls and fireplace and casual meals area adjoining kitchen
- Original kitchen with plenty of storage and bench space
- Family bathroom plus separate toilet
- Built-in laundry with external access
- A large paved covered entertaining area stretches across the back and overlooks the canal
- Generous 762sqm block with a 20m Quay Line – plenty of room for children and pets to play or add a pool
- Double lock-up remote garage ensuring secure parking with space for workbench and additional storage

Ready for its next chapter but perfectly liveable for now, the possibilities and potential to create a grand scale contemporary living and entertaining experience are boundless. Ripe for renovation or re-building, this property presents a prime opportunity for the purchaser chasing a sensational waterfront block to build their dream home, builders or renovators looking for their next project or the savvy investor land banking for future investment. With its excellent position, ample space, and great potential, this property is a rare find in Raby Bay. BE QUICK...don't miss this fantastic opportunity!