

**39 Phillips St, Coochiemudlo Island, QLD, 4184**



**House For Sale**

Thursday, 5 September 2024

39 Phillips St, Coochiemudlo Island, QLD, 4184

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Rita Suters

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## Charming Cottage on the East Side - Walking Distance to Beach, Jetty, Café, and Bar

Welcome to 39 Phillips Street, a charming low-set home on Coochiemudlo Island offering comfort and convenience in a serene setting. This 2-bedroom, 1-bathroom residence is set on a 511m<sup>2</sup> block and features a spacious open-plan kitchen, dining, and living area filled with natural light thanks to numerous windows.

The modern kitchen is a highlight, boasting a raked ceiling with five pendant lights, extra-wide laminated wood-look benchtops, and a breakfast bar. Quality appliances, including a Bellini oven, Bellini ceramic cooktop, and Fisher & Paykel dishwasher, have barely been used, and the kitchen offers ample storage with a pantry, cupboards, and drawers. The integrated laundry within the kitchen adds to the home's practicality.

The dining and living area is perfect for entertaining, complete with a ceiling fan and a glass sliding door that opens to the outdoor entertainment area. The cozy lounge room features a small fireplace and two pendant lights, providing a warm ambiance.

Both bedrooms come with ceiling fans and raked ceilings, with the main bedroom offering a spacious retreat. The bathroom is well-appointed with a shower over the bath, vanity, and shaving cabinet, while a separate toilet and additional vanity offer convenience.

Throughout the home, you'll find stunning raked/vaulted ceilings and polished hardwood floorboards. The front deck, running the length of the home, is made of hardwood decking and is accessible through French doors. At the back, a large hardwood deck with slatted wooden screens for privacy and a ceiling fan provides the perfect spot to relax.

The home has been updated with new wiring and plumbing, ensuring peace of mind for future owners. The low-maintenance front and back yards are complemented by a solar hot water system, just 6 years old, a garden shed, and a carport with a concrete slab on the left-hand side of the property. Double side access with gates leads to a decent-sized backyard, offering plenty of room for kids or pets to play.

Situated in an ideal location, the home is just 170m from Norfolk Beach, 500m from the Island Beach Bar, 600m from Curlew Café, and 650m from the Jetty & Passenger Ferry. The Barge Ramp & Vehicle Ferry is 950m away, while the Oasis Restaurant and Isle of Coochie Golf Course are 1.1km and 1.4km away, respectively.

### FEATURES

- Lowset 2 bedroom 1 bathroom
- 511m<sup>2</sup> block
- Spacious open plan kitchen, dining and living space with lots of windows and natural light
- Modern Kitchen with a raked ceiling, 5 x pendant lights, extra wide laminated wood look benchtops, breakfast bar, quality appliances that have barely been used, Bellini oven, Bellini ceramic cooktop, Fisher & Paykel dishwasher, single sink and plenty of storage with pantry, cupboards and drawers.
- Integrated laundry in the kitchen
- Dining /living room with fan, glass sliding door to entertainment area
- Lounge room with a small fireplace and 2 pendant lights
- Main bedroom with fan and raked ceiling
- Bedroom two with, fan, raked ceiling and 2 windows
- Bathroom with shower over bath, vanity, shaving cabinet and vanity
- Separate toilet and vanity
- Stunning Raked/Vaulted ceilings throughout
- Polished hardwood floorboards throughout
- Front Deck that runs the length of the home with hard wood decking and French doors
- Beautiful large back hardwood deck with slatted wooden screens for privacy and fan
- Low maintenance front and back yards

- Solar Hot Water system - 6 years old
- Garden Shed
- Carport with concrete slab on the left-hand side property
- Double side access with gates
- Decent-sized backyard with plenty of room for kids or pets to play

#### LOCATION

- 170m Norfolk Beach
- 500m Island Beach Bar
- 600m Curlew Café
- 650m Jetty & Passenger Ferry
- 950m Barge Ramp & Vehicle Ferry
- 1.1km Oasis Restaurant
- 1.4km Isle of Coochie Golf Course

For a private inspection or more information, contact Rita Suters at 0423 214 439.