

**7 Hill Street, Russell Island, QLD, 4184**



**House For Sale**

Saturday, 10 August 2024

7 Hill Street, Russell Island, QLD, 4184

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Kat Gawlik

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## Colonial-Style on Canaipa

Welcome to 7 Hill St, Russell Island – a delightful home with 2 bedrooms + study just listed! Nestled on a generous 648m<sup>2</sup> block bordering a sprawling rural property, this residence offers a serene escape with the convenience of modern living. Situated on the coveted Canaipa Peninsula, it is just 2km from the ferry terminal, shops, and amenities. Enjoy a pleasant walk or bike ride on the footpath leading to the nearby shopping village. From the street and the front of the property, you can savour picturesque north-facing views of Moreton Bay.

Built in 2004 and recently refreshed, this home features new flooring throughout and has been tastefully painted inside and out. The living area is equipped with air conditioning and ceiling fans, ensuring year-round comfort, and the main bedroom also has a ceiling fan. The functional kitchen boasts a great layout with an electric oven and a spacious walk-in pantry, perfect for those who love to cook and keep their kitchen organised with plenty of storage. The two bedrooms come with built-in wardrobes, including a spacious walk-in robe as well as cupboard-enclosed shelving in the main bedroom, and the study can easily serve as a third bedroom or a cozy TV room.

In the bathroom a separate shower and a stand-alone bathtub cater to all your bathing preferences. A sliding door from the study leads to a quaint rear verandah, overlooking the private, leafy backyard featuring a stunning Poinciana tree. Additional amenities include a carport, garden shed, fenced backyard, minimal stairs, and NBN internet is connected to the property.

This home perfectly blends comfort, convenience, and charm. Don't miss out on the opportunity to make it yours! Contact Kat Gawlik from T Barclay Real Estate at 0497 887 953 to arrange your private inspection today and experience the tranquility and charm of 7 Hill St, Russell Island.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained here is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or mis-statements contained in this document. Prospective purchasers should make their own enquiries to verify the information contained here.

Property Code: 2817