

71 Woodlands Circuit, Russell Island, QLD, 4184

Raine&Horne.

Land For Sale

Sunday, 8 September 2024

71 Woodlands Circuit, Russell Island, QLD, 4184

Type: Land



Karen Dell
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Added value. Soil Test. Reasonable cleared. Good location

- 531sqm

All reports will be sent to the buyer who presents a contract to use to continue with the next steps moving forward.

- Soil test + saves you over \$2800. Even better helps you the buyer who wants to move swiftly to know what size house you can build which happens to suit a 3 bedroom
- Site permeability report-• Wastewater design
- Site classification report
- Wind report
- Preliminary site concept plan
- North -East frontage sunlight all day helps you know how to position your house to capture the best the environment has to offer.
- The buyer who likes their peace and quiet. Have you been wanting the island get way feel and yet has the amenities close enough to not feel isolated. See the photo to see map location and you will be happy you selected this block closer to the top end of the island.
- Zoom into the photos to see the growth is not thick tree trunks , there is plenty of space to allow you to leave some fauna to have a block that has what many pay to create an established garden, clear only where you need and leave the others to attract the birds.
- The treescape environment means the birds are what you will hear. Island living is what you make of it. 8 km long and 3km wide is the island so everything is close by. Surrounded by national water ways offers the boatie or want to be boatie, fisherman, canoeing or kayaking this is just some of the hobbies we enjoy here.
- Typical island surrounds mean more and more are coming to the island as they too discover the secret is out. People are wanting what we are lucky enough to know is the lifestyle many only talk or dream about.
- Yes, trees are being cleared to make way for homes and you will see this block is how the surrounding neighbours started to create their island getaway. You are not the first to so please have the confidence to know, price, location and value is what this block offers you.
- Sandy soil -BONUS great drainage.
- Power and water run to this street
- Rates approx \$500 per quarter
- School is 1.54km away as is the pool and shops just a little further, the ferry terminal also as you can see from the photos.
- \$52-\$55K is the price to help you the next buyer use time best; I have advertised the property at where the current owner is happy to accept a contract, this way you can see from photos and the video details and also know whether it matches your budget to move forward.

I live, work and love Russell Island, I offer you the transparency and honesty, so you know you are buying the perfect match to you. Let's use our time to discuss this property meeting your needs.

Come see why we love Russell Island. North Stradbroke, Peel, Macleay, Karragarra, Lamb islands, Canaipa Passage-national waterways of environmental significance, fishing, boating the lifestyle many are discovering...Gone are the olden day stories. Lifestyle is what we want. Time waits for no one... Water views or water close by to enjoy your time. You will discover as the many who are coming from everywhere why Russell Island is no longer a secret. More businesses are starting whether home based or commercial buildings currently underway. Take a pleasurable 20-minute express ferry to Redlands or the 30 minute all island ferry, free inter island ferry trips which ever you catch sure beats being stuck in pollution & traffic, paying the bridge tolls. Do you hear yourself saying "Why do I do it?" Are you ready to buy now? Cash buyer or pre-approved for Russell Island?

Affordable- "Lifestyle awaits you. Is it time you made your move?"

Please register your details whether you are a seller to be or a buyer, I do look forward to booking time to show you what is available once you check out the latest that might suit your needs on our website. It takes time to find the right property. Time is never spare so please let's use it wisely to match the best to suit your needs. Barges available if you want to bring your car, book in advance. Get the feel of the island drive at your leisure, have lunch or stay overnight at one of the many air bnb available. Passenger ferries as simple as a go card or credit card to pay for your ticket.

Call, text or email Karen Dell Awarded No1 Agent 2022 & 2023 Rate My Agent for Russell Island.