

**38 Piccaninny St, Macleay Island, QLD, 4184**



**House For Sale**

Saturday, 7 December 2024

38 Piccaninny St, Macleay Island, QLD, 4184

**Bedrooms: 4**

**Bathrooms: 2**

**Type: House**

## **FAMILY HOME/ HOME BASED BUSINESS OPTIONS.....DUAL LIVING/ DUAL INCOME**

**BEST VALUE FOR MONEY PROPERTY ON THE BAY ISLANDS !**

**WOW!!!** Look no further than 38-40 Piccaninny Street, Macleay Island as this property has it all.

With a lot of people re-locating to Macleay Island in the Archipelago of Moreton Bay to escape the "rat race" and the current trend to work from home, this is the perfect opportunity for you to do just that....PLUS...for the investor, the current owner will lease back for 12 months.

This unique home of 235m<sup>2</sup> under roof, set on 2 blocks with separate titles (1672m<sup>2</sup> in total), boasts unlimited potential with upstairs offering 4 good size bedrooms (or 3 and a study) and ample living and entertaining options whilst downstairs offers a separate fully self-contained residence or a perfect place to run a home-based business.

**INVESTORS - LOOK NO FURTHER.....**This well maintained home with no money to spend and a built-in tenant with the current owners willing to lease back the property for 12 months makes this a sensational buyer opportunity. PLUS - the opportunity to build a second home on the adjoining block or sell the block at a later date.

### **PROPERTY FEATURES INCLUDE:**

#### **LOWER LEVEL:**

Currently used as a Massage/Naturopath practice - easily converted into a second dwelling to accommodate elderly parents or extended family.

- Formal entry with client waiting area
- 3 x treatment rooms or formal lounge/office, kitchen/dining & bedroom
- Bathroom with shower, double vanity and toilet
- Linen storage shelves and second toilet
- Covered verandah for entertaining
- 4 x air conditioning units

#### **UPPER LEVEL:**

- Open plan lounge/dining/kitchen
- Kitchen with double oven and 5 gas burner hot plate, double fridge space and dishwasher
- 4 built-in bedrooms or 3 plus study
- Family bathroom
- Linen cupboard, broom closet, gas fireplace, air conditioning and ceiling fans, solar power, water tanks
- L-shaped entertaining deck with water views - sip a sundowner on the front deck while watching the yachts sail past or the lights of the mainland at night
- Expansive lush green grounds with fruit trees including banana, lemon, passionfruit, melon and pumpkin

Sitting in a quiet street neighbouring a conservation zone, close to shops and walking distance to Thompsons Point and beach this unique property would be a great solid family home or a smart investment opportunity with rents climbing on the islands and with such low supply and almost zero vacancy rates.

Come and enjoy a breezy island lifestyle - this property offers a safe haven to live and work from while offering a brilliant stress-free lifestyle.

**DON'T HESITATE - MAKE THAT SEA CHANGE NOW!**

**CONTACT: BILL REX 0418 796 302**

