

**5 Impey Ave, Tin Can Bay, QLD, 4580**



**House For Sale**

Saturday, 23 November 2024

5 Impey Ave, Tin Can Bay, QLD, 4580

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 695 m2**

**Type: House**

## Escape the Hustle & Bustle Your Private Resort-Like Home Awaits in Tin Can Bay

Are you dreaming of a peaceful, resort-style home by the water? Rarely does a property of this caliber become available. Located just a 100m stroll from the water and only a 2.5-hour drive from Brisbane, this stunning home in Tin Can Bay offers the perfect escape. This charming seaside village is a fisherman's and nature lover's paradise, sitting opposite Rainbow Beach and Carlo Point, with calm, sheltered waterways protected by the world heritage-listed K'gari Island (Fraser Island). Positioned at the southern end of the Great Sandy Straits, Tin Can Bay is a nature lover's dream, often compared to the Whitsundays.

### Prime Location in Tin Can Bay Potential to Expand and Enjoy Ocean Views

Nestled in one of Tin Can Bay's most desirable areas, this home is just a stone's throw from the shoreline, allowing you to enjoy cooling coastal sea breezes all year round.

This home is perfect for those looking to downsize & reduce their work load - Alternatively with its high quality construction, this property also offers the new owners with plenty of potential for expansion

As you could easily add another level to the home & increase its value even further by potentially capturing ocean views in the future. Surrounded by premium homes, there is no risk of overcapitalizing in this highly sought-after location.

With stylish, contemporary features and an ambience that evokes peace and tranquility, this property is a true sanctuary.

### Property Features:

- \* Spacious and Stunning Master Bedroom with ample room for all your needs.
  - \* Huge Multi-Purpose 3rd Bedroom Ideal as an office, teenage retreat, or to generate extra income with its own separate entry and exit.
  - \* Modern, Functional Kitchen Designed for the home chef, with premium quality stainless steel appliances including a 900mm wide gas cooktop, fan-forced electric oven, and dishwasher.
  - \* Dual Power Solar Systems 32 solar panels (16kW) with a 10kW inverter, allowing you to keep the air conditioning on all day with \$0 electricity bills.
  - \* 3 x Private Outdoor Areas Enjoy dining, lounging, entertaining with a fire pit area, plus a luxurious 5-person hydro spa for those summer evenings.
  - \* Eco-Friendly Features
- The property also includes its own water bore system, which can easily handle all your gardening needs, plus the home has an upgraded switchboard with a generator change-over system for extra peace of mind.
- \* Fully Fenced, Pet-Friendly Yard Ideal for pets and offering complete privacy.
  - \* Plenty of Storage Single garage with a workshop area and electric roller door.
  - \* Side Gated grassy area big enough & perfect for a boat, motorhome, or caravan or golf cart
  - \* Lockable 9x5m shed with power, lights.
  - \* Beautiful, Low-Maintenance Gardens Lush, manicured, and easy-care for year-round enjoyment.
  - \* Security Features Security screens on all windows and doors, and fly screens throughout the home.
  - \* Stylish Interiors Tastefully renovated with premium Italian tiles, plantation shutters, and brand-new fittings throughout, including ceiling fans and air conditioning in four rooms.

### - Convenient Location

Close to Crab Creek Boat Ramp & A short walk to the water, perfect for casting a line or taking a sunset stroll along the shoreline. Close to the golf course, shops, and all essential facilities.

### Additional Features:

- \* 4 Air Conditioners for year-round comfort.
- \* Fully upgraded switchboard with individual RCDs.
- \* Front patio with lights and power.

\* Two pergolas with opening roofs.

\* Large, decorative screened spa and fire pit area.

\* This meticulously renovated, low-maintenance home offers the perfect combination of privacy, comfort, and eco-friendly living. Whether you're looking for a peaceful retreat, a property with ample space for the boat and caravan, or a home with no power bills, this property has it all. This is truly a golfers and fishermen's dream home.

Contact us today to arrange an inspection and make this incredible coastal home yours!