



**122 The Esplanade, Karragarra Island**



## GREAT POSITION - GREAT PROPERTY- GREAT PRICE!

This tropical 2 story beach house with 3 bedrooms and 2 bathrooms is cleverly designed to bring the exceptional water views into every room, on both levels. The north facing aspect and open plan living catch all the cooling sea breezes. It is in a premier location on Karragarra Island and is only a short walk to ferries, barge ramp, and the beach, making this a property a must see!

Upstairs is very light and airy with vaulted ceilings, vinyl plank floors, and a 2-way bathroom. Two large bedrooms with built-in wardrobes, another private lounge area and great home office area complete this level. There is a void in the centre giving the property a unique feel.

Downstairs is tiled throughout with the third large bedroom, a spacious bathroom, a large laundry room, and a spacious kitchen overlooking the dining room. An undercover alfresco/barbecue area faces north and overlooks the passage towards Macleay Island as well as Lucas Passage. A combustion heater is located centrally between kitchen and lounge area, which heats the whole house on those wintery nights.

**Other features include a large 6x7.5m shed, plenty of parking, a workshop space, great water views, walk to ferries and the beach, and an underground 20,000l concrete water tank.**

**FOR MORE INFO OR PHOTOS CALL/ EMAIL GEOFF ON 0418 194313.**

🛏 3 🚿 2 🚗 2 📏 531 m2

<b>Price</b>	\$680,000.00
<b>Property Type</b>	Residential
<b>Property ID</b>	3199
<b>Land Area</b>	531 m2

### Agent Details

Geoff Walsh - 0418 194 313

### Office Details

Russell Island  
10 High Street Russell Island QLD  
4184 Australia  
07 34091100



The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.