



1047 Pumicestone Rd, Toorbul



## ACREAGE, 2 BAY SHED, SIDE ACCESS - CALLING ALL BOATING AND FISHING ENTHUSIASTS

Designed with wheel chairs and walkers in mind, the home has undergone renovations to cater to individuals that may need assistance. The main bathroom features extra storage at a lower height and wider access points throughout, ensuring ease of movement. The spacious bedrooms are thoughtfully laid out to allow for flexible furniture arrangements, catering to a broad range of needs and preferences.

Nestled in a serene location, the property is just moments away from the quaint and yet-to-be-fully-discovered fishing villages of Toorbul and Donnybrook. Moreover, it boasts the convenience of being a mere 5-minute drive from the Bruce Highway. This strategic position is further enhanced by its proximity to the New Big Fish Development, which hosts an array of amenities including Bunnings, Coles, and Chemist Warehouse, alongside reputable educational institutions like St. Michaels College. This presents a harmonious blend of coastal tranquillity and urban accessibility, ensuring you enjoy the best of both worlds.

Narelle Cordaro from All Around Realty is thrilled to bring to market this Flood Free, owner occupied, 4-bedroom, 2 bathroom, home on 1719m<sup>2</sup> has been partially renovated and is waiting for you to make it your own.

4 2 4 1,719 m<sup>2</sup>

Price OFFERS OVER \$849,000

Property Type Residential

Property ID 333

Land Area 1,719 m<sup>2</sup>

### Agent Details

Narelle Cordaro - 0466 683 684

### Office Details

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This property is an ideal match for first-time homeowners, those looking to downsize, or anyone dreaming of a lifestyle that includes fishing, boating, or jet-skiing adventures just a stone's throw from the Pumicestone Passage. With the essential groundwork already laid, this home is ripe for someone to bring their vision to life and create their perfect haven.

This home has been renovated with a person on a walker or in a wheelchair in mind with extra storage in the main bathroom built lower and wider access, bedrooms are large enough to move around furniture.

CHECK OUT THE VIDEO AND VIRTUAL TOUR

FEATURES WE LOVE:

- King size master suite with bay windows includes built in robe, ensuite, new flooring, new lighting and fan
- 3 additional king size bedrooms 2 with built in robes, new fans, lighting and flooring
- Oversized kitchen with electronic appliances, walk in pantry, dishwasher, ample bench space and a servery out the entertaining area
- Open plan living/dining area with air conditioning flows seamlessly out to the entertaining area
- Separate Family/Media Room with bay windows, new flooring, lighting and fans
- Renovated, oversized main bathroom with separate shower and bath has additional storage, built to allow wheelchair or walker access
- Large internal Laundry with its own large storage space
- Covered outdoor entertaining area placed between the family room and casual dining, providing space for the largest of gatherings and giving everyone their own space.
- Remote control double garage with access to the home
- New Fans, LED lighting and window coverings throughout
- Side access with enough room for a van and a boat
- Powered 2 Bay Shed at the rear of the property
- Solar power
- Large Water Tanks
- Freshly painted throughout
- Low maintenance gardens with many of the trees recently cleared
- High fencing and electric front gate provide peace of mind and privacy

Close to all amenities including the new Bunnings development, schools, day care centres and only a 5 min drive to the ocean for all your weekend relaxation needs and easy access to the Bruce Highway for those short runs to the sunshine coast or the Airport.

Unlock the door to a balanced lifestyle where coastal charm meets convenient living. Contact Narelle Cordaro from All Around Realty today to discover how this home can fulfill your dream of an idyllic yet accessible retreat.

Call Narelle Cordaro on 0466 683 684 to discuss this property further.

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