



7 Pier Haven, Lamb Island



## Thoughtful Design and All Mod Cons in this 2.5 Year Old 'Smart' Home

At only 2 and a half years old, this home has been thoughtfully designed with no expense spared. The moment you walk in the door, the high ceilings, cross ventilation and tasteful design give you a feeling of space and comfort.

The kitchen is modern with all mod cons and quality Fisher and Paykel appliances, large walk in pantry, gas cook top, range hood, double drawer dishwasher and pyrolytic oven (yes it cleans itself!).

The second level is 40m2 with a loft style master bedroom spacious enough for a king sized bed and has a large 5 metre long walk-in wardrobe and it's own balcony so you can lie in bed and gaze out at the tree tops. The ensuite is modern with a heated towel rail, shower and free-standing bath.

The living area is large with a high ceiling clad in beautiful cedar and extra large timber ceiling fan. There is split system air conditioning, but it is rarely needed when the high level louvre windows are opened as they create an updraft of cooling breezes to release hot air and keep the home's temperature very comfortable.

All windows and doors are tinted for privacy and energy efficiency, with mini mesh that keeps even the tiniest of insects away. They also have locks for security.

The second bedroom fits a queen size bed and has a sliding door that leads out onto one of the balconies where you can sit and take in the peacefulness of small island living.

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<b>Price</b>	SOLD for \$405,000
<b>Property Type</b>	Residential
<b>Property ID</b>	219
<b>Land Area</b>	607 m2
<b>Floor Area</b>	165 m2

### Agent Details

Kat Gawlik - 0497 887 953

### Office Details

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The second bathroom is also modern with heated towel rail and spacious shower.

One of the more interesting features of this home is the solar backup generator which can be used to reduce your electricity bills or in the event of a power cut, keeps all lights and appliances running as normal. 1350 watts of solar panels charge a battery bank that power a 12 volt inverter to keep all appliances running as normal during storm season when power cuts on the islands do happen.

The second large verandah that leads out to the private landscaped back garden is the perfect place to lounge around or entertain friends with a servery style window to the kitchen and barbecue area. There is a special seating area with a fire pit to create outdoor ambience and enjoy a drink with friends.

The house is positioned on the most elevated part of Lamb, on a quiet sealed road that backs onto the Harry Brooks Reserve. The ferry terminal and shop are only a 7 minute walk away, leading past the original Lamb Island water source where you will find water birds and a forest of paperbark trees that in the indigenous language our island is named after (Ngudooroo).

In summary, the home features:

- All quality appliances and thoughtful design for passive cooling
- 2 bedrooms
- 2 bathrooms
- solar backup generator
- 3x3 garden shed
- carport
- powered and air conditioned private donga for storage or office, 6mx3m
- gas cook top and hot water heating
- pyrolitic oven
- 7kw split system air conditioning
- insect screening
- window locks
- led lighting
- private landscaped gardens with fire pit
- large entertaining verandah
- separate laundry room

To inspect this 'smart house' please contact exclusive local agent Kat at T. Barclay Real Estate - 0497 887 953

## ABOUT LAMB ISLAND

Lamb Island is the second smallest of the Southern Moreton Bay Islands with excellent fishing, kayaking and sailing and deep water moorings on our doorstep. We have about 400 residents and a small community feel compared to the larger suburban islands Russell and Macleay. Get your local honey, freshly roasted coffee, organic microgreens and handmade soap from some of the local small businesses on Lamb. We are just a 21 minute Translink passenger ferry to Redland Bay, Brisbane where there is free car parking and the Weinam Creek Development is in the pipeline. We have mains water, electricity, NBN internet, public tennis court, playground, BBQ area and swimming area, off-leash dog park, community garden, free rubbish dump,

Lamb Island Recreational Club and a small shop. Woolworths deliver here every day of the week for a small delivery fee. There are essentials such as schools, post office, pharmacies, medical centres, hardware stores and cafes on the neighbouring islands Macleay and Russell which are a free 5 minute inter-island ferry away. The vehicle barge is \$50 each way for residents leaving from Redland Bay, Brisbane. The Island jetties will be getting a revamp over the next couple of years. Work on Russell Island's jetty has already commenced.

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