



**37 Judith St, Russell Island**



## High Quality Construction with Self Contained Annex (AirBnB Opportunity)

Brand new to the market, and constructed in 2016 with quality, comfort and the environment in mind. This 2 bedroom + study, 2 bathroom solidly built home is located near the sports fields and community facilities in the desirable north western corner of Russell island. Walk to the ferry terminal and all other conveniences in 15 minutes and 800m away is the Jock Kennedy Park boat ramp BBQ area and boat moorings - you couldn't get a better location.

Features of the home include:

- soundproof and super insulated Hebel block construction (2016)
- 2 bathrooms
- master bedroom walk in robe
- disability access ramp
- self contained annex (excellent airBnB opportunity)
- high ceilings
- induction cooktop
- walk in pantry
- dishwasher
- airconditioning units in bedrooms and living area
- lockable garage
- fully fenced
- excellent location close to town adjoining large rural avocado orchard
- raised vege garden beds

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**Price** SOLD for \$370,000  
**Property Type** Residential  
**Property ID** 2270  
**Land Area** 546 m2  
**Floor Area** 151 m2

### Agent Details

Kat Gawlik - 0497 887 953

### Office Details

Macleay Island  
 1/36 Southsea Terrace Macleay  
 Island QLD 4184 Australia  
 07 34094500



The 260mm thick rendered Hebel block walls and 230mm insulated sandwich panel roof provide superior insulation and is designed for all year round comfort and sound proofing. Hebel block is a lightweight but load bearing aerated concrete block with a breathable natural render creating a healthy and comfortable indoor environment for it's occupants.

The north facing living area and large deck are bathed in sunshine in winter with decorative concrete flooring to passively warm the home - it stays toasty warm in winter. Features such as tinted louvre windows and large sliding doors positioned for cross breezes, all with insect screens, and the superior insulation qualities of the Hebel block walls keep this home comfortable too in summer and 3 air conditioning units in both bedrooms and the living area are there to help if things get really extreme.

The open plan living area with large island bench and galley style kitchen is a joy to prepare food in with a large walk in pantry, induction cooktop, dishwasher and plenty of bench space and storage.

High pitched ceilings give the home a lovely light and spacious feel.

The layout has been well designed with a breezeway and a large north-facing deck which connects the separate annex that contains the 2nd bedroom, 2nd bathroom and 2nd laundry which could easily be turned into a kitchenette and used as private guest accommodation or an AirBnB.

The master bedroom is carpeted and air conditioned with large walk-in robe and ensuite with floor to ceiling tiles and your choice of rain or regular shower head.

An excellent sized storage room with shelving leads off the study which also houses the laundry.

The property is fully fenced with vege garden beds and a 1.5 car garage/secure shed with tool storage room, electricity and sink.

The property adjoins rural zoning with an old avocado orchard, and looks out at conservation zoning across the road.

As an investment, this property has been appraised at \$360 - \$385 /week as a permanent rental, or you could live in the main building and AirBnB the self contained annex - there is definitely demand on the island for a lower cost, short term accommodation for a single or couple visiting the island.

To view the live walk-through video recording - <https://fb.watch/ebI9gnKApb/>

To arrange an inspection please contact local agent Kat Gawlik - 0497 887 953 or pop into the T. Barclay office at 20 High Street, Russell Island and ask for Kat.

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