



## 10 Welsby St, Coochiemudlo Island



### Gorgeous Beach Cottage Close To The Sea

This character 2 bedroom cottage is situated on a 503m2 block close to the ocean.

The cottage is as cute as a button, with original polished timber floors and the most gorgeous internal timber doors.

Walking up to the large veranda, you can instantly imagine entertaining friends or sitting with a coffee having quiet time in the lovely surroundings.

Entering through the main doors you are greeted by an open plan living area then to a kitchen with electric cooking, dishwasher and ample cupboard space. The air conditioned living area has room for a dining table, however you may want to dine alfresco on the sizeable side deck.

The master bedroom has fitted robes and plenty of space for a queen bed and dresser and the second bedroom is very spacious.

All the main rooms have ceiling fans for year round comfort.

The characterful bathroom has gorgeous oceanic mosaic tiling, pretty aqua shutters and features a bath with shower over as well as a separate W.C.

Outside there is a fenced in back yard as well as lovely gardens.

The laundry is downstairs as well has a handy second toilet and there is also plenty of storage under the house. There is a carport to the left of the house and storage for a small boat/tinny and plenty of space to store kayaks and other toys.

The opportunity's are endless, move into this lovely home, rent out or Airbnb.

2 1 3 503 m2

**Price** SOLD for \$425,000  
**Property Type** Residential  
**Property ID** 2332  
**Land Area** 503 m2

#### Agent Details

#### Office Details

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



NOTE: The block next door is also available to purchase - 2 blocks next to each other are as rare as hens teeth on Coochie.

The home is in an ideal location, walk to the beach, the ferry as well as the Curlew Cafe and Beach Bar. There is a running track from the house directly to the beach!

Call to book inspection

Coochiemudlo is an idyllic location just an 8 minute ferry ride from the mainland with great fishing waters, safe swimming, or just relax in peace, nature and absolute serenity. There are plenty of opportunities to eat out, and Victoria Point is a quick hop skip and jump by a short ferry ride and bus ride to the shops as well as frequent Woolworths deliveries to the island.

Not many properties are available on this secluded island, here is your chance to own one. Call the listing agent on 0411 805 102 now

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