

Sold



## 4 Peace St, Lamb Island



### Renovated Character Home On 2 Titles 1220m2 Fully Fenced

A beautifully renovated and presented early 1900's hardwood timber character home set on 1220m2 of fully fenced tropical gardens.

Step back in time and into an interior design magazine when you enter this tastefully presented home. The spacious and covered wide-planked verandah is the perfect place to relax and take in the tropical garden oasis (entrant into the 2022 SMBI garden competition).

French doors lead from the verandah into the 2 bedrooms, both with ceiling fans on lofty ceilings and one with built-in wardrobe. Ornate breezeways above all doors allow ventilation through the rooms while still allowing for privacy- typical of the vintage Queenslander home style.

The new timber flooring throughout is 13mm grey oak, and the original VJ timber walls have been painted in interesting and inviting colours of Onyx Lustre and Medieval Forest.

The bathroom is newly renovated in subway tiles and has a bath and a separate shower.

The kitchen is renovated with large sash windows and adjoins a large and bright dining area. All electric appliances and hot water heating negates the need for LPG gas delivery to the house, while saving money and utilising the powerful 6.5Kw solar electric system on the recently replaced roof.

The sophisticated peacock aqua-green living area is air conditioned and with a delightful east facing balcony to let morning sunshine and cooling sea breezes in.

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**Price** SOLD for \$455,000

**Property Type** Residential

**Property ID** 2363

**Land Area** 1,220 m<sup>2</sup>

#### Agent Details

Kat Gawlik - 0497 887 953

#### Office Details

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The house is raised on concrete piers and fully concreted underneath with a rustic bar area to have friends over, enjoy the ambience of a fire pit or use for storage.

The huge 1220m<sup>2</sup> yard is fully fenced, dog-friendly and private with the second block mostly grassed. The tropical gardens are lush and low maintenance with a 3000L rainwater tank and raised vegetable garden.

As the islands aren't connected by reticulated sewers, each house has its own septic system and the trenches here were re-dug 3 years ago, so should be working like new.

2 street access to the property means plenty of space to park the boat or motor home as well. It is on 2 titles and is sub-dividable if you wish, or you may even want to build another dwelling in the future.

The features:

- carport
- 6.5kW solar system
- new roof
- ceiling fans in every room
- air conditioning
- high ceilings
- ornate breezways
- sash windows and window shade hoods
- 1220m<sup>2</sup> on two titles
- fully fenced
- rainwater tank
- huge concreted downstairs space/bar area
- 2 street access
- tropical landscaped gardens
- Early 1900's hardwood character home (they don't make them like they used to!)

To arrange a private inspection of this beautiful property or for more information please call Kat Gawlik (Lamb Island Agent of The Year, Rate My Agent 2022) any time - 0497 887 953.

#### ABOUT LAMB ISLAND

Lamb Island (Ngudooroo) is the second smallest of the Southern Moreton Bay Islands with excellent fishing, kayaking, sailing and deep water moorings on our doorstep. We have about 500 residents and a small community feel compared to the larger suburban islands Russell and Macleay. Get your local honey, freshly roasted coffee, organic microgreens, edible mushrooms 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 \$58 each way for

residents leaving from Redland Bay, Brisbane. The Island jetties are currently undergoing a major revamp with work on the Lamb jetty already commenced. The islands are moving ahead and undergoing a building boom which is to be expected for a region so close to Brisbane and the Gold Coast. The secret's out and more people are discovering our beautiful islands.

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