

Sold



30 Taylor St, Russell Island

T Barclay



## Invest or Nest

Here is a great opportunity to purchase a 2 bedroom + study, 2 bathroom low set home on the popular and peaceful Taylor street.

The home has a proven and practical layout with open plan living and kitchen with high ceilings, polished timber floors and kitchen island bench. Be surprised at how spacious it feels once inside.

The kitchen bench tops are stone, with a large pantry and plenty of cupboards and drawers. Appliances are electric with gas stove and hot water heating.

A sliding door from the living area opens out onto a screened veranda that looks out over the back yard and garden.

The Master bedroom has an ensuite, built-in wardrobe, ceiling fan, tiled floor and a nook for a tall boy set of drawers.

Bedroom 2 also has tiled flooring with a ceiling fan and mirror door built-in.

The laundry and laundry sink are conveniently located inside a large cupboard.

Taylor street is a sealed road and very accessible to shops, school, art gallery, sports fields and everything Russell island has to offer.

Features of the home include:

- Solar power on the roof
- Fenced back yard
- Ceiling fans in every room

3  2  2  506 m2

**Price** SOLD for \$310,000

**Property Type** Residential

**Property ID** 2372

**Land Area** 506 m2

## Agent Details

Kat Gawlik - 0497 887 953

## Office Details

Macleay Island  
1/36 Southsea Terrace Macleay  
Island QLD 4184 Australia  
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- Built-in wardrobes
- Ensuite
- Carport
- Rainwater tank

As an investment property this shows promising returns with a 6.3% gross yield and a rental appraisal of \$380 - \$400 per week.

Home is currently unoccupied and ready to move into.

Contact local agent Kat Gawlik for more information and to arrange a jetty pick up and private inspection- 0497 887 953

#### ABOUT RUSSELL ISLAND

Russell Island is the largest of the four Southern Moreton Bay Islands with a population of around 3700 and a median age of 59. The island itself has most of the amenities you could ever need - Supa IGA supermarket, post office, school, hardware and building supplies, pharmacy, cafes and takeaways, medical centre, local real estate agents, Bowls and RSL clubs etc...

It has a mix of wilderness areas and more suburban areas on the northern end closer to the ferry terminal and vehicle barge ramp.

At only a 20 minute ferry trip to Redland Bay, everything is in reach and a further 50 minute drive will get you to Brisbane City and the international airport or 50 mins in the other direction to the Gold Coast to the South. We are surrounded by water, mangroves, estuarine marine park and uninhabited islands where sea turtles, mudcrabs, fish, dugongs and birdlife flourish.

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