



47 Tina Avenue, Lamb Island



Immaculate Coastal Home With Views of Deepwater Boat Moorings

Calling all boaties looking for an exceptional land base! Vendors have reduced price to \$719,000 and are keen to sell so submit all reasonable offers.

This immaculate 2 year old contemporary style home sits high above the only protected deep-water anchorage on Lamb Island so you can gaze at your pride and joy sitting pretty on it's mooring from almost every room. The home has been designed to maximise the picturesque views of the bay from the expansive 12m wide x 4.6m deep front deck, with sliding glass doors opening to the open-plan living and kitchen, master bedroom and second bedroom.

The front deck is the ideal place to catch the cooling sea breezes and where you will most likely spend most of your time with friends and family enjoying your unhindered sea views across the channel to Karragarra Island. Biting insects are non-existent at this high elevation above the ground. Underfoot are 6 inch wide hardwood decking boards, balustrades are glass and stainless steel, and all openings have retractable privacy screens, as you would expect from a high end property like this.

Moving inside, the soaring 4.2m raked ceilings give a feeling of space and all walls and ceilings are VJ timber painted crisp white as the perfect backdrop for your coastal-themed decor.

The kitchen has been designed with a separate butler's pantry with wine rack, dishwasher and second sink freeing up space for entertaining. All benchtops throughout are 35mm granite.

3 2 1 546 m2

Price SOLD for \$685,000
Property Type Residential
Property ID 35
Land Area 546 m2
Floor Area 182 m2

Agent Details

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Office Details

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The master bedroom features a huge walk in robe and marble tiled ensuite with his and her sinks.

Features of the home include:

- 2 bedroom, 2 bathroom + study (could be used as a third bedroom)
- 50m2 hardwood front deck area for entertaining
- Split-system air conditioning units in every room
- All electric appliances
- Butler's pantry and granite bench tops
- Midge insect screening on all doors and windows with crimsafe screens on ground level
- Cathedral raked ceilings
- Ceiling fans
- All energy efficient long life LED lighting

Beneath the house is a 55m2 carport and workshop.

There is absolutely no work to be done, just move in and enjoy one of the most exemplary homes available on quaint Lamb Island. But don't forget to bring the boat, this is the ultimate island home and an ideal land base to explore everything Moreton Bay has to offer, SE Queensland, and beyond.

Boat moorings can be arranged through Maritime Safety Queensland and cost about \$60/year registration + maintenance. They can accommodate deep drafted vessels, water is approx 3 - 5m deep at low tide.

To arrange your private inspection contact Kat Gawlik (Lamb Island Agent of the Year 2022*) for a jetty pick up. 0497 887 953

*Rate My Agent

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 and ratepayers and leaves from Redland Bay, Brisbane. The 4 island jetties are currently undergoing a major revamp with work on the Lamb jetty about to begin.

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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