

FOR SALE



**72 Treasure Island Avenue, Karragarra Island**  
DAILY INSPECTIONS AVAILABLE, CONTACT  
RITA SUTERS on 0423 214 439.

Step into the realm of tranquillity with this pristine, almost untouched residence nestled on a serene street within the exclusive enclave of Karragarra Island. Situated on a sprawling, level 562m<sup>2</sup> plot that seamlessly blends with the surrounding natural beauty, this home offers a harmonious retreat where the melodies of birds and wildlife become your daily soundtrack.

Boasting 2 bedrooms, 1 bathroom, a thoughtfully designed c-shaped kitchen, and an expansive open-plan living and dining area, this residence is a

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Price: Offers Welcome

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Rita Suters  
M 0423214439

Leanne Bojarski  
M 0424 774 917

RE/MAX Bayside-Results, Cleveland

testament to comfort and style. A separate studio adds versatility, while a convenient carport and a 5.5kw solar system enhance the practical allure of this island haven. Yet, the showpiece is the grand hardwood deck stretching the entire length of the house, treating you to breathtaking views of the hinterlands.

The property unfolds its charm with features like 2 well-proportioned bedrooms adorned with fans, a spacious open-plan kitchen, living, and dining area complemented by air conditioning, and a meticulously designed C-shaped kitchen equipped with a Westinghouse oven, ceramic cooktop, double sink and a full water filtration system under the kitchen sink. The bathroom beckons with a shower, toilet, and vanity, while the hardwood deck becomes a visual spectacle with plantation shutters and wind-down screens that are 95% rain and wind proof and 100% midge and mozzie proof.

The location is equally enchanting, offering a 2-minute drive to Karragarra Jetty, a quick 3-minute ferry ride to the amenities of Macleay Island, and proximity to Karragarra Yacht Club, community gardens, a beach, and the Recycling and Waste Centre. A separate studio room with air conditioning and glass sliding doors opens doors to various possibilities, whether it be a home business, art studio, or guest accommodation.

There's a walkway behind the property that goes from the flat land down to the mangroves. We've set up a private path just for you, marked by pegs, leading to the water. It's the ideal spot for crabbing or simply enjoying the beautiful surroundings.

This property beckons to downsizers, first-home buyers, or anyone seeking the island lifestyle. Whether you're embarking on a new chapter, slowing down, or finding your in-between,

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PO Box 5634, Cleveland, QLD, 4163

OFFICE 07 3821 2500