

FOR SALE



22 Aminya Street, Coochiemudlo Island

Welcome to 22 Aminya Street, where island living meets endless opportunities on Coochiemudlo Island. This property embodies versatility, convenience, and the essence of coastal living. With both a main residence and a separate granny flat, this home opens the door to a multitude of possibilities. Whether you're seeking dual living arrangements, rental income, or the chance to run a home business, this property has it all.

The main residence features three bedrooms with built-in robes, a spacious chef's kitchen awaits, complete with high-end appliances and ample storage, a fully renovated

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Price: \$850,000+

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bathroom, an open plan living and dining area with air-conditioning, and a skylight. Step outside onto the expansive deck, perfect for outdoor entertaining or simply soaking up the island atmosphere. The property sits on a level 506m² block with a low-maintenance front and backyard, showcasing 17 established fruit trees and beautiful gardens. Additional features include a separate shed/workshop, 7.8kW solar system, and a brand-new Quantum hot water system.

The granny flat offers open-plan living, a beautiful large kitchen, a bedroom with a huge built-in robe, and a main bathroom. Balinese style fans, stained glass windows, and a stunning wooden Church door add character and charm to the space. Enjoy the enclosed verandah overlooking the leafy backyard, with two separate entry/exit points for added privacy and security.

Situated just 300m from Main Beach and within walking distance to local amenities such as restaurants, golf course, community centre, and ferry terminals.

Main Residence:

- Master bedroom with built-in robe and a private entry via glass door to the deck
- Second bedroom with built-in robe and a door through to the deck
- Third Bedroom/Study with built-in robe, built-in corner desk and overhead cupboards
- Huge Chef's kitchen, with SMEG oven, SMEG five burner gas cooktop, Electrolux dishwasher, a double sink, a single sink, two pantries, microwave nook, plenty of cupboards and bench space
- Fully renovated bathroom with a bath, shower, vanity and a separate toilet
- Open plan living and dining area with air-conditioning and a skylight
- Separate laundry with a tub & cupboard
- Tiles throughout
- Huge deck spanning over 2 sides

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