



2-4 Shelly Crescent, Lamb Island

3 2 0

**FOR SALE**

\$585,000

**VIEW**

By Appointment

**AGENTS**

Scott Cooper  
0450 522 399

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**AGENCY**

LJ Hooker Bay Islands  
(07) 3409 2255

Welcome to your perfect piece of Island Paradise!

Conveniently located less than 2kms from the ferry terminal, 2-4 Shelly Crescent is an exceptional 3-bedroom, 2-bathroom home, perfectly positioned on a massive 1,158m<sup>2</sup>; double block with separate titles &mdash; offering incredible flexibility, future development potential, or space to simply spread out and enjoy.

Tailor this experience to suit your needs by selecting one of the following three amazing options:

OPTION 1: House and vacant block on 1,158m<sup>2</sup> with water views - \$780,000.00

OPTION 2: House on single 564m<sup>2</sup> block with water views - \$585,000.00

OPTION 3: Single 594m<sup>2</sup> vacant block with water views - \$195,000.00

Beautifully renovated and thoughtfully designed for dual living, this

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

home features expansive living areas, a modern kitchen with striking benchtops, and a layout ideal for extended families, guests, or savvy investors who might choose to rent out the bottom floor.

Enjoy glimpses of the water from your own backyard as well as every bedroom, along with the relaxed island lifestyle that Lamb Island is renowned for.

? 3 HUGE Bedrooms

? Master Bedroom - huge walk-in robe with study nook. Cubicle shower with multiple jets

? Separate toilet upstairs

? Large kitchen with luxurious and modern appliances

? Modern fridge, dishwasher included

? 2 Bathrooms &ndash; 2 toilets ideal for extended family or guests

? Dual Living Setup &ndash; perfect for rental income or multi-generational living

? Huge 1,158m<sup>2</sup> + Double Block &ndash; established gardens

? Water Views &ndash; enjoy sea breezes and tranquil outlooks

? Peaceful Location &ndash; in a quiet street yet close to town, ferry, and amenities

? Fans in every room

? Large deck

? Fully fenced

? Separate fenced area - perfect for animals

? 6m x 6m Shed with established workshop and huge storage area - separate outdoor shed

? Power to the shed

? Each bedroom has a view

? 12kw Solar System

? New air conditioners

? Hidden office in front room

Just a 15-minute ferry ride from the mainland at Redland Bay, Lamb Island is perfectly positioned&mdash;40 minutes to Brisbane in one direction and 40 minutes to the Gold Coast in the other. Simply drive to Redland Bay Marina, hop on the ferry, and discover where your next adventure begins.

Please call Scott on 0450 522 399 to enquire today.

#### MORE DETAILS

Property ID W8UGWY

Property Type House

Land Area 1158 m<sup>2</sup>



**Scott Cooper 0450 522 399**

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