

## Macleay Island, 4 Noogie Street

### 3-Bedroom Home in Prime Location

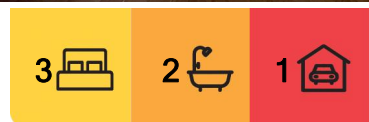
Welcome to this delightful 3-bedroom, 2-bathroom home situated on a spacious 562m<sup>2</sup>; flat block.

Perfectly positioned just a street over from the Emerald Isle shops, this property offers convenience and comfort in one package.

The large, combined lounge and dining area is centrally located and equipped with air conditioning and ceiling fans, creating a comfortable and airy space for family gatherings and entertaining.

Enjoy cooking in the well-appointed kitchen featuring ample cupboard space and electric cooking.

The main bedroom boasts an ensuite and a walk-in robe, providing a private retreat, while



**For Sale**  
UNDER CONTRACT LJH MACLEAY

**View**  
[ljhooker.com.au/R9FH4E](http://ljhooker.com.au/R9FH4E)

**Contact**  
**Cassandra Houley**  
0408 197 313  
[cassandra.houley@ljhooker.com.au](mailto:cassandra.houley@ljhooker.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Macleay Island**  
**(07) 3409 4055**



the other two bedrooms are fitted with ceiling fans and built-in robes for added comfort and storage.

The main bathroom includes a separate shower and bath, catering to all your needs.

Relax on the decks at the front and back of the house. The back deck also houses a laundry room with ample cupboard space.

Located near Emerald Isle shops, you have access to a Fish and Chip shop, Cafe, Hairdressers, Health food shop, and a weekend Fruit and Veg Market. The bus stop for school children is conveniently situated at the start of the street.

The property includes a carport for secure parking, and there are tenants in place until the end of January 2025, who would love to stay on at the property. 24 hours notice to enter is required.

This home combines comfort, convenience, and a prime location. Don't miss out on the opportunity to make it yours!

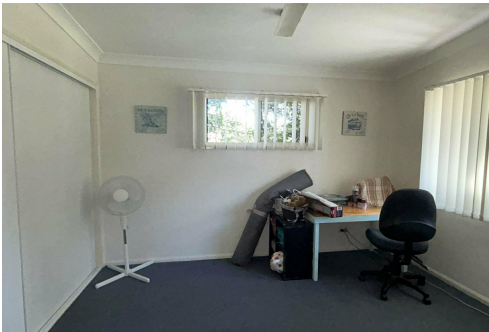
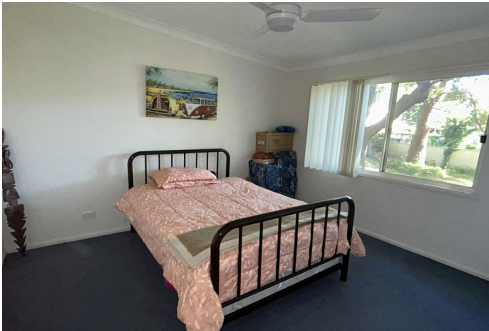
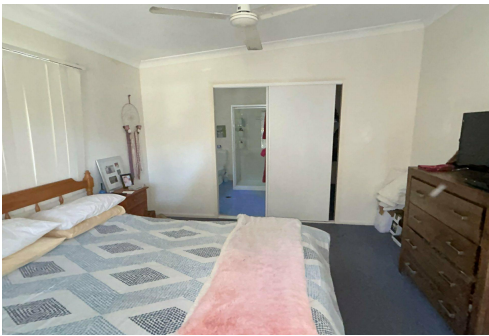
Contact Cassandra on 0408 197 313 today to arrange your private inspection.

## More About this Property

Property ID	R9FH4E
Property Type	House
Land Area	562 m²
Including	Ensuite Air Conditioning Toilets (2) Deck Dishwasher Built-in-Robes Carport

**Cassandra Houley 0408 197 313**  
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