



## Newell, 46 Andrews Street

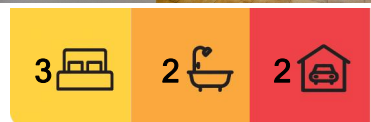
### Newell Beach House

Feel like you're always on holiday with this idyllic North Queensland Beach House where you can enjoy the soothing sound of the Coral Sea lapping the golden sands of Newell Beach.

Lovingly modernised and maintained, this two storey Queenslander style property offers carefree and comfortable living, with a distinctly homely feel, in a safe and friendly beachside community.

Attractive lawns and gardens preface the twin carports that frame the main staircase to the upper storey with its covered, breezy, full-length balcony.

Inside, polished timber floorboards and chic archways complement the improvements that have been made.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/13MAF4A](http://ljhooker.com.au/13MAF4A)

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**(07) 4099 4099**

With its air conditioning and new DC ceiling fans, the open plan living and dining space is perfect for both relaxing and entertaining.

Further complementing this space is the recently upgraded kitchen that comes complete with as-new benchtops, a feature black granite sink, gas cooktop plus a dishwasher and oven.

Air conditioning, ceiling fans, timber floorboards and built-in wardrobes also feature in both bedrooms. The oversized master bedroom also opens onto the front verandah to enjoy the cool ocean breezes.

Downstairs, another bedroom/bathroom with shower and convenient second toilet combination provides extra space for family or visiting friends and there is also a large laundry space.

Most of the generous 809m2 block extends out the back and is fully fenced for added peace of mind. The wide side access and 7 x 6 metre shed also makes the storage of a boat, trailer or caravan easy.

With beach fishing, the boat ramp and Mossman Golf Club all within an easy stroll or drive, this home is perfectly geared to those who love everything about living in the tropics.

Newell Beach houses rarely become available so take advantage of this opportunity.

A move interstate demands a sale so for all the details or to request an inspection, contact Michael (0403 066 189) or Nicki (0474 444 583).

## More About this Property

<b>Property ID</b>	13MAF4A
<b>Property Type</b>	House
<b>Land Area</b>	809 m2
<b>Including</b>	Air Conditioning Toilets (2) Balcony Deck Ceiling Fans Bore

### Michael Samson 0403 066 189

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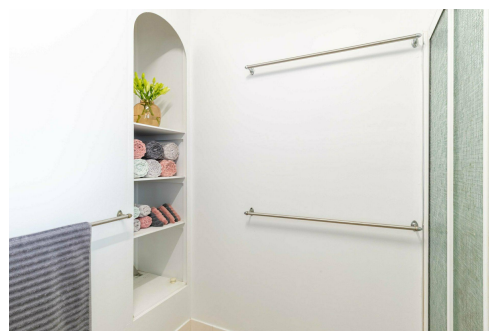
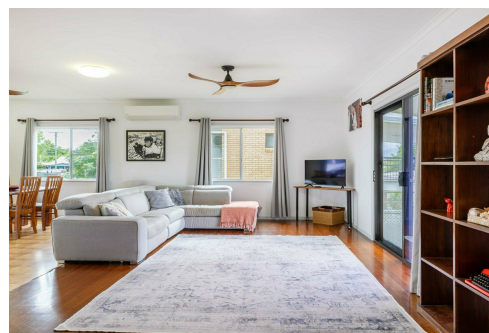
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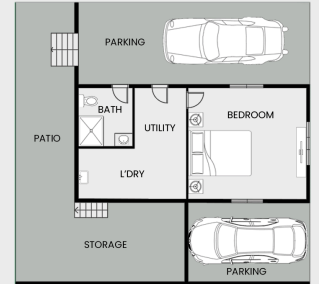
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## 46 Andrews St, Newell



UPPER FLOOR ON SITE



GROUND FLOOR PLAN



Please note: this floorplan including furniture, measurements and dimensions is for illustrative purposes only and is not to exact scale or specification. LJ Hooker gives no guarantee, warranty, or representation as to the accuracy and layout. Please direct all enquiries to the selling agent.



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