

## Russell Island, 11 Waratah Street

### Character, Charm & Big Double Garage

You can have it all! A spacious 3 bedroom, 2 bathroom home with its own unique style with a big dash of Queenslander character, multiple indoor and outdoor living spaces AND a double garage with its own entrance and enough room for the boat or caravan.

The Home:

Modern Queenslander style with wrap around verandah

Real timber floors throughout

Formal lounge, family room and dining area- air conditioned, fans

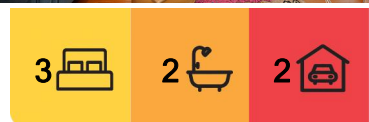
Crisp modern kitchen complete with intergrated dishwasher, wall oven, gas cooktop and an abundance of bench and storage space, room for a fmaily size fridge

King size Master bedroom with walk in robe and ensuite- airconditoned, fans

Bedrooms 2 & 3 Queensize with built in robes and ceiling fans

Seperate internal laundry with even more storage

Beautiful plantation shutters



**For Sale**  
Offers Over \$470,000

**View**  
Sat 27th Apr @ 11:45AM - 12:00PM

**Contact**  
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**LJ Hooker Property Centre**  
**(07) 3286 2500**

**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.



Solar system 6.6km with a smart meter with a plug to connect a lead from a generator to run the whole house.

Hot and cold external shower for rinsing off before you come inside after a day out on the water or fishing

5000lt water tank that runs the toilets and washing machine and external tap

Powered double garage

The Block:

Fully fenced 597m2 allotment

Established gardens

Rear entry to double garage

North to rear aspect

Sealed road

Room for a caravan, boat, trailer or any other of your lifestyle toys!

The Location:

To Passenger ferry and vehicle barge: 6 min (3.4km)

To Village shopping: 5 min (3.2km)

To Bay Islands Aquatic Centre: 5 min (3km)

To Primary School: 4 min (2.8km)

To Russell Island RSL: 6 min (3.8km)

To Russell Island Bowls Club: 3 min (2.4km)

To Jock Kennedy Boat Ramp: 6 min (3.7km)

To Russell Island Boat Ramp (Wahine Drive): 3 min (2.1km)

To Sandy Beach Recreational Reserve: 6 min (4.6km)

For a copy of the Develo report containing information regarding all overlays and utility placements, just hit the enquire button now.

Russell Island is part of Redland City, Queensland and the largest of the Southern Moreton Bay Islands. It has a length of 8 kilometers and width of nearly 3 kilometers and is situated between North Stradbroke Island and the mainland. Home to evocatively named landmarks such as Kinbbinkibbinwa Point, Ooncooncoo Bay and the Whistling Kite Wetlands, Russell (Canaipa) has a rich history; originally inhabited by indigenous residents later limeburners, timbergetters, oystermen and sugar, fruit and cotton farmers of yesteryear called the island home.

We now have a range of facilities and services that include an RSL and Bowls Club, a shopping center that includes a Supa IGA, post office, bakery and hair dresser. We also have a police station, ambulance center, public swimming pool, primary school, child care centre hardware store, petrol station, vet, pet store, and several great cafes. There is also a medical center, pathology collection center and pharmacy.

The waters around the Southern Moreton Bay Islands are a great attraction for boaters of every type, canoeists and fisherman. For tourists, tripadvisor suggests that visitors enjoy our beautiful sunrises and sunsets from our coastline or parks, the biking and walking trails. We also have a number of Galleries, markets scheduled on a regular basis and swimming pool. weekendnotes.com lists Russell island as number 4 in the top places to Kayak in Brisbane



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## More About this Property

<b>Property ID</b>	BRTBF2S
<b>Property Type</b>	House
<b>Land Area</b>	597 m <sup>2</sup>
<b>Including</b>	Ensuite Toilets (2) Water Tank

**Donna Pinkerton 0400 997 699**

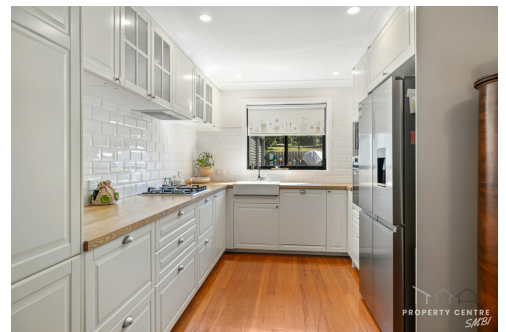
Independent Contractor - Canaipa Residential Pty Ltd |  
dpinkerton@ljhpropertycentre.com.au

**Sue Bloomfield 0408 789 399**

Sales Agent " Canaipa Residential Pty Ltd | sbloomfield@pcbi.com.au

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11 Waratah Drive, Russell Island  
House Area: 137m<sup>2</sup>

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