



16 Grevillea Street, Russell Island

## Move Straight In or Invest with Confidence

Positioned in one of Russell Island's most desirable streets, surrounded by quality, well-established homes, this is an address you'll be proud to call home. Located just minutes from the ferry terminal, local shopping precinct and the Russell Island RSL, this well-presented three-bedroom home offers a practical layout and comfortable living, making it an excellent choice for families, first home buyers or investors.

Step inside to discover a light-filled open plan living and dining area that flows seamlessly into the functional kitchen, complete with an island bench providing ample preparation space. The living area extends to both the front porch and rear deck, creating the perfect setting for entertaining guests or enjoying the relaxed island lifestyle.

The home features three well-proportioned bedrooms, all with built-in robes, including a generous master suite complete with its own ensuite. A centrally located main bathroom, separate toilet, split system air conditioning to the living area, plus ceiling fans throughout ensure year-round comfort for the whole family.

Outside, the property continues to impress with a single carport,

3 2 1

**FOR SALE**  
Please Call

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



garden shed, Colourbond fencing to the rear of the property, solar panels, and a modern coastal grey exterior complemented by a neutral interior colour palette that will suit any style.

Investors will appreciate the strong rental appeal of this property, which was previously tenanted at \$450 per week. With rental demand remaining strong on Russell Island, a current rental appraisal suggests the property could achieve between \$500-\$520 per week, subject to Queensland rental legislation and the timing of any previous rent increase.

Designed with everyday comfort in mind, the functional floor plan provides excellent natural light and multiple living spaces to suit a variety of lifestyles. Whether you're looking to move straight in, grow your investment portfolio or secure a quality home in a sought-after location close to all essential amenities, this property is one not to be missed.

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## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | WQMGWY               |
| Property Type | House                |
| Land Area     | 546 m2               |
| Including     | Ensuite              |
|               | Air Conditioning     |
|               | Toilets (1)          |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Solar Panels         |

**Aaron Wills 0433 313 381**

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