






17 Bay Dve, Russell Island

## A Class Above - Luxury Meets Simplicity

Welcome to your dream island escape &mdash; a stunning, newly built waterfront home where all the hard work has been done for you. Thoughtfully designed by the owners and expertly constructed by one of the Bay Islands' most respected builders, this property offers a perfect blend of relaxed luxury, durability, and functionality. From the moment you arrive, you'll feel the peace and privacy that comes with living by the water, yet you're just a short drive from the local shopping village and ferry terminal, offering the best of both convenience and seclusion.

Built on a solid slab foundation and framed with 90mm timber, the home has been designed with strength and weather resistance in mind. Its hip roof design adds further durability &mdash; ideal for coastal conditions. Step inside and you're greeted by soaring 9-foot ceilings and an open-plan layout that flows effortlessly through to the expansive 5m sliding glass doors, revealing panoramic views across the calm, glittering waters. Natural light fills the living space, creating a warm and inviting atmosphere where the indoor and outdoor areas feel beautifully connected.

The kitchen is a true centerpiece, combining style with practical

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**FOR SALE**  
Contact Agent

**VIEW**  
By Appointment

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 **LJ Hooker**

features to meet the needs of any home cook. With sleek Caesar stone benchtops, soft-close drawers and cupboards, and high-end Fisher & Paykel appliances &mdash; including an induction cooktop and dishwasher &mdash; every detail has been carefully planned. Plumbing is already in place for a fridge, and the layout between the sink, drawers, and dishwasher is designed for maximum efficiency. A generous butler's pantry completes the space, offering plenty of storage while keeping your main kitchen clutter-free.

Accommodation is spacious and thoughtfully arranged. The master bedroom includes a custom-designed walk-in robe and enjoys tranquil views &mdash; the perfect space to unwind at the end of the day. The guest bedroom features a floor-to-ceiling built-in wardrobe and also takes full advantage of the waterfront outlook. A third room offers flexibility as either a bedroom or home office, with its own reverse-cycle air conditioning for comfort. Both bathrooms are fitted with floor-to-ceiling tiles and stylish finishes, including Caroma rimless toilets for modern convenience.

Comfort and energy efficiency are at the heart of this home's design. The interior and exterior walls are fully insulated, and all internal doors are solid core for additional soundproofing. Laminated and tinted windows and sliding doors help regulate temperature and reduce glare, while a 12.5kW Mitsubishi Heavy Industries ducted air conditioning system &mdash; extending even into the garage &mdash; ensures year-round comfort and can be controlled remotely via your smartphone. High-quality carpet with premium underlay adds a layer of luxury, while the non-slip, marble-look commercial vinyl flooring is not only stylish but also practical &mdash; cool in summer and warm underfoot in winter.

Outdoors, the lifestyle features continue. A huge 8.5m x 4.5m tiled patio is ideal for entertaining, lounging, or simply taking in the serene views to Moreton Island. This space extends to a private, paved area that's fully enclosed and surrounded by 1.8m Colorbond fencing, ensuring privacy without compromising the outlook. The backyard has been designed for low maintenance, with concrete paths, ample room for a BBQ or fire pit, and all the space you need to enjoy island life with friends and family. The property also includes a double garage with an office nook and a triple driveway for added convenience.

Practicality meets modern technology here, with fibre internet cabling already installed for ultra-fast connectivity, and an AES septic system that requires no ongoing servicing &mdash; keeping things simple and stress-free.

This is more than just a home &mdash; it's a lifestyle. Whether you're looking to settle into a relaxed coastal pace, downsize in style, or enjoy a weekend retreat with all the comforts of modern living, this property offers it all. Homes of this caliber in such a tightly held waterfront location rarely come to market.

Don't miss the chance to secure this exceptional island home. Contact Trent and Mitchell today to arrange your private inspection and experience the beauty, quality, and comfort for yourself.

## MORE DETAILS

Property ID VS9GWY  
Property Type House  
Land Area 1090 m2

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