



25 Mclvor Street River Heads Qld

2 🛏 2 🚿 4 🚗

This wonderful character-filled home is positioned on an elevated 2023 m2 allotment offering water views across the Great Sandy Straits to K'gari - Fraser Island.

Wake up every morning to be greeted by another stunning sunrise with a cuppa from the expansive front verandah and relax with a cool beverage each afternoon while taking in the last light of the day across the Great Sandy Straits.

This is where you will enjoy the tranquillity and lifestyle that comes with being only minutes away from the River Heads boat ramp and Ferry services to world heritage-listed K'gari - Fraser Island. Launch your boat and access the Great Sandy Straits and the Mary and Susan Rivers, which are a fishing, prawning and crabbing paradise.

25 Mclvor St, River Heads features: -

- An elevated 2023m2 allotment offering sea views towards K'gari - Fraser Island
- A rustic split log cabin, recently repainted inside and out, and features beautiful hardwood flooring and exposed rafters over the main living area
- Two spacious bedrooms, each with a built-in wardrobe.
- The main bedroom includes split-system air conditioning, a built-in wardrobe, and a powder room with a toilet and vanity. It also has a private retreat or study and offers direct access to both the front verandah and the rear outdoor area
- A two-way bathroom with a shower and vanity, plus a separate toilet
- The kitchen offers ample bench and storage space and includes an electric stove with a rangehood
- An open-plan living and dining area, with timber floors and exposed rafters plus split system air conditioning

- The front deck is the ideal place to relax and enjoy the serenity while taking in the ever-changing outlook across the Great Sandy Straits towards K'gari - Fraser Island
- A covered outdoor entertaining area to the rear, overlooking the private back yard
- The laundry is located at the rear of the garage and offers direct access outside to the clothesline
- Vehicle accommodation is provided with a single lock-up garage and a carport
- There is also clear side access to the high-entry shade shelter at the rear - ideal for those with an RV, caravan or boat
- You also have plenty of space to add a large shed and pool if desired

Homes offering these features in this price range are always in high demand, so don't miss this opportunity!

Contact our team now to arrange your private inspection or video call walk-through - you will only be disappointed if you miss this one ?

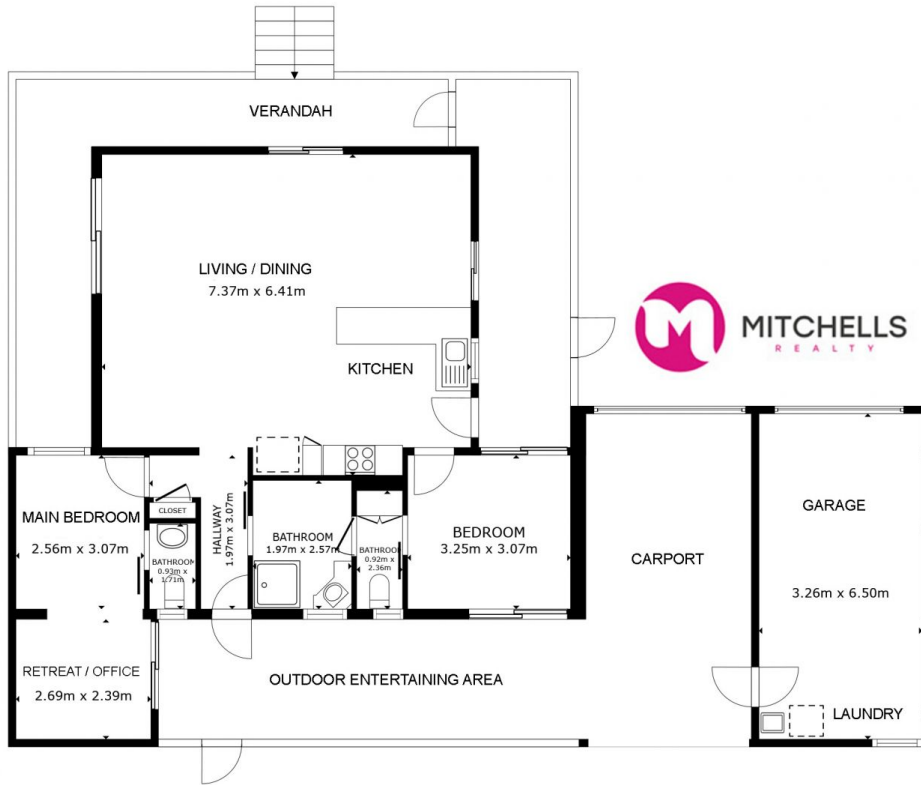
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

DISCLAIMER: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Mitchells Realty makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps, and images are representative only for marketing purposes.

Price : Under Contract | Offers From \$750,000-
Land Size : 2023 sqm
View : <https://www.mitchellsrealty.com.au/property/25-mcivor-street-river-heads-qld/8662843>



Scott & Katrina Mitchell
0428 484 499



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 106.5 m²
 EXCLUDED AREAS : PATIO 41.9 m² TERRACE 22.9 m² TERRACE 14.1 m²
 TOTAL : 106.5 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

