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44 Carrington Street River Heads Qld

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This wonderful character-filled home is positioned on a unique 6843m2 allotment overlooking a waterfront reserve and offering panoramic 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 lovely sunroom, and relax each afternoon while taking in the last light of each day across the Sandy Straits.

This is where you will enjoy the tranquillity and lifestyle of living on this private and secluded allotment with its private dam only minutes away from the River Heads boat ramp and Ferry services to world heritage-listed K'gari - Fraser Island. You can launch your boat and access the Great Sandy Straits and the Mary and Susan Rivers, a fishing, prawning and crabbing paradise.

While the street address is 44 Carrington St - you will note that the access to this property is actually off Ferris Ave via a private lane.

44 Carrington Street, River Heads, features: -

- A character-filled low-set cottage (built approx. 1960) refurbished over time
- A unique 6,843m2 allotment overlooking a waterfront reserve plus a private dam
- Two bedrooms with ceiling fans and built-in wardrobes
- The huge bathroom includes a spa bath, a refurbished double vanity, a shower, and a toilet
- The new kitchen features lovely benchtops and a striking splashback
- Appliances include a 4-burner gas cooktop and an oven

- An open-plan dining and living area with stunning hardwood floors and a wood fireplace
- A sleepout, currently being used as a home office
- A sunroom overlooking the waterfront reserve with sea views towards K'gari
- The laundry is located off to the side of the mudroom at the entry
- A separate toilet and vanity
- A detached studio with power and water connected plus a toilet and vanity with provision to add a shower
- A private dam with abundant birdlife
- Vehicle accommodation is catered for with a rustic shed and carport
- A chicken coop, raised vegetable beds, and a variety of fruit trees

All that - and you have the convenience of being only minutes away from local convenience stores and a short drive to Hervey Bays' thriving CBD and essential amenities, including shopping centres, schools, hospitals, golf courses, cafés, restaurants, esplanade and the beach.

If space and privacy is what you're after - you NEED to contact our team NOW, as properties like this rarely become available!

Contact our team NOW to arrange your private inspection or a video 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 : Offers From \$775,000-
Land Size : 6843 sqm
View : <https://www.mitchellsrealty.com.au/property/44-carrington-street-river-heads-qld/8144417>



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FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 150.0 m²
 TOTAL : 150.0 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.