



**61134 Bruce Hwy, El Arish**



## The Ultimate Entertainer !

- \* Huge covered outdoor area
- \* Large fenced back yard, no rear neighbours
- \* Custom made fire pit/BBQ/pizza oven
- \* Renovated bathroom and kitchen

If this house could talk it would be telling you that it's been a fantastic home for a great fisherman and the catch of his life!

With an emphasis on outdoor entertaining, what a fantastic set up for life in the tropics! A huge outdoor entertainment area will fit the biggest of outdoor tables and there's another cosy nook complete with TV where fishing shows and the weekend footy dominate. (Go the Cowboys!).

Overlooking a fenced and well maintained back yard, there's no rear neighbour here - Just a picturesque cane paddock and great breezes to enjoy. You'll love the custom built fire pit with BBQ plate and pizza oven during the upcoming winter months.

You'll be sold on this one and that's before you've seen the house! It doesn't disappoint with 4 large bedrooms, Open plan living area with modern kitchen and renovated bathroom . Gorgeous black bean timber floorboards upstairs and tiled in the living area with feature timber ceiling.

Complete with solar, lock up garage and look at all that parking room at the front of the house for boats and caravans!

- \* Not ready to move? Let us take care of renting it out for you (\$430 to \$460 per week estimate)
- \* Solid rendered block home with Hardwood roof structure
- \* Septic and grease trap recently replaced
- \* Separate and very large laundry behind the garage

4 1 1 1,012 m2

**Price** \$379k Make an Offer !

**Property Type** Residential

**Property ID** 2580

**Land Area** 1,012 m2

## Agent Details

Tania Steele - 0448 250 499

## Office Details

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- \* Fully fenced
- \* Freshly painted outside and inside (excluding living area)
- \* Sprinkler and mister systems throughout property
- \* Excellent neighbours!
- \* Nearby swimming holes
- \* Opposite sports ground, local pub, servo, golf course, school, 12 minutes to Mission Beach
- \* Full security screens to all windows and doors, tinted windows
- \* Fully air-conditioned (Minus one bedroom)
- \* Renovated kitchen with granite benchtops, lots of cupboards, dishwasher and electric oven/stovetop
- \* Front master bedroom opens to private balcony with built in cupboards (1 other bedroom also features built ins)
- \* Ceiling fans throughout
- \* Linen storage cupboards off the hallway
- \* Outdoor sensor lights
- \* Solar panels with 5kw inverter
- \* Established fruit trees - Lemon, lime and mandarin
- \* Well tested family / entertainment home
- \* Furniture may also be negotiated to purchase

Marketed exclusively by Tania @ Tropical Property - Inspections welcome by appointment : )

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