

SOLD

## 95 Chauvel St, El Arish



### Deceased Estate - Make Your Best Offer by 30-9-21 !

- \* A lifetime of great memories here
- \* Just under 1 acre with a small creek
- \* No residential neighbours - Great privacy!
- \* Inground pool and separate 1 bedroom self contained

It's time for the family to sell the home they grew up in and they've priced it for a quick sale at \$325k or your best offer for consideration by the 30th September.

The block size is just under 1 acre and there are no close residential neighbours. El Arish is just 15 minutes from Mission Beach, and the town facilities include a Tavern, Golf Course, Primacy School, Butcher and corner store/post office and you can walk to all of those from here!

The house was built in the 50's and features some beautiful timbers - Black bean and Silky Oak to name a few. Upstairs, features 3 bedrooms, main bathroom and separate toilet, lounge room and kitchen. All bedrooms have air-conditioning. Underneath the house has been fully concreted, there's another toilet and shower here, laundry, lots of workshop space, even a water lift was installed. A large carport extension has been added to the front of the house which makes a great entertainment area. Around the house is fully fenced.

There's an inground pool to enjoy in summer on the creek side, plus a concrete block 1 bedroom self contained caretakers cottage. (also air-conditioned).

Other features include:

- \* 9 x 6m colorbond shed with workshop and dual roller doors (built 2011)
- \* 3kw of solar panels (installed approximately 5 years ago)

🛏 4 🌳 3 🚗 9 📏 3,391 m2

**Price** SOLD for \$320,000  
**Property Type** Residential  
**Property ID** 2209  
**Land Area** 3,391 m2

### Agent Details

Tania Steele - 0448 250 499

### Office Details

Tropical Property Sales  
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- \* Car shade has been added to the front of the shed, and there is a 2nd one at the entrance of the property
- \* Garden Shed, fern house, vege patch
- \* Current rates approx. \$1500/6 months (with due date discount)

Inspections welcome by appointment - Presenting your best offer by 30th September 2021!

**\*\*\* The seller reserves the right to accept a suitable offer at any time including before the official closing date of the 30th September 2021.**

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*