

Sold



17 Poinciana Bvd, Cardwell



## PRESTIGIOUS HOME...absolute waterfront with private jetty!!!

Architect designed, encompassing "open plan living" based around veranda / deck and your private board walk...ALL of the attributes of water front lining in the Tropics.

As the sun and moon rises over Hinchinbrook Island your views are spectacular!!!

Spacious single level residence...rendered concrete block construction / colour bond roof...tiled floors throughout...so practical.

The outstanding property features include...

- Three (3) generous bedrooms with built-ins and air conditioning
- Office / studio room...work from home
- Two (2) Bathrooms, Three (3) Toilets
- Superb master bedroom with large ensuite and

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Price	SOLD
Property Type	Residential
Property ID	853

### Agent Details

Tamara Stokes - 07 4066 8700

### Office Details

Cardwell  
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07 4066 8700



dressing room

- Massive living area encompassing nicely appointed NEW designer kitchen and appliances, pantry, breakfast bar, veranda style dining area and living room. All open plan with bi-fold glass doors that completely open up to capture the spectacular views to Hinchinbrook Island
- The front deck / entertainment area (right on the waters edge) is spectacular...ONE OF A KIND!!!
- The sale includes all outdoor furniture and potted plants
- GYM...air conditioned + FAR infrared sauna. NOTE...could be converted to granny flat
- All rooms have split a/c installed
- WORKSHOP...bench with vice and incorporating 200 bottle wine fridge
- COURT YARD incorporating shaded pool, herb garden, imitation grass, nursery
- Advanced landscaping throughout with automatic, in-ground irrigation system
- ALL household furniture is available for sale
- The 5KW solar power system minimises electricity bills
- The home is wired for auxiliary power and the generator is an inclusion in this sale

ALL set on a very generous 1,071 sq meter lot with 23.4 meter water frontage...An exceptionally well planned layout and particularly attractive to the enthusiastic boating family.

You are welcome to phone Lindsay Hallam to arrange your personal inspection. This home is in immaculate condition!!!

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