



49 Wattle Street, Forrest Beach



## Character, Comfort & Coastal Living Just Moments from the Beach

Positioned just a short stroll from the beachfront, 49 Wattle Street offers an appealing combination of character, generous living spaces and practical extras, all within the relaxed seaside community of Forrest Beach.

From the moment you step inside, this home has a welcoming feel. Beautiful, polished timber floors, high ceilings, traditional louvre windows and light-filled interiors create plenty of character, while air conditioning and ceiling fans provide comfort for the North Queensland climate.

The spacious living and dining area forms the central hub of the home, with an open layout providing plenty of room for both everyday living and entertaining.

A real highlight is the impressive kitchen. Stretching along

 2  1  4  769m<sup>2</sup>

|               |                    |
|---------------|--------------------|
| Price         | \$595,000          |
| Property Type | Residential        |
| Property ID   | 1352               |
| Land Area     | 769 m <sup>2</sup> |

### Agent Details

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the length of the room, it offers an abundance of cabinetry and storage, warm timber benchtops, tiled splashbacks, electric cooktop and oven, dishwasher and excellent preparation space. Large banks of louvre windows provide natural light and ventilation, while the combination of modern finishes and original character works beautifully with the style of the home.

There are two bedrooms, including an air-conditioned main bedroom, together with a versatile sleepout that adds another dimension to the floorplan. With its own generous proportions, this additional area could be utilised as a home office, guest accommodation, sitting room or potential third bedroom.

Towards the rear of the home is an additional living area, creating even more usable space and providing separation from the main lounge. This is an ideal spot for a television room, reading area or relaxed second sitting room.

The bathroom is neat and practical, with a separate toilet and enclosed laundry completing the home's amenities.

Outside, there is plenty to appreciate. A long-covered carport provides convenient vehicle accommodation alongside the home, while the established backyard offers space for pets or simply enjoying the outdoors.

At the rear of the property, the large two-bay shed provides valuable storage and workshop space, with an adjoining covered entertaining area creating a relaxed place for weekend barbecues and gatherings. An additional garden shed provides even more storage for tools and outdoor equipment.

And with the beach approximately 300 metres away, you can leave the car at home and enjoy everything that comes with living this close to the coast.

#### Property Features

- Approximately 769m<sup>2</sup> allotment

- Approximately 300 metres from Forrest Beach
- Two bedrooms
- Air-conditioned main bedroom
- Versatile sleepout offering potential as a third bedroom, office or guest space
- Spacious main living and dining area
- Additional living/sitting area
- Air conditioning and ceiling fans
- Beautiful, polished timber flooring
- High ceilings and character features throughout
- Impressive kitchen with extensive cabinetry and storage
  - Timber benchtops and tiled splashback
  - Electric cooktop and oven
  - Dishwasher
- Traditional louvre windows providing natural light and ventilation
- Internal bathroom with separate toilet
- Enclosed laundry
- Long covered carport
- Large two-bay shed
- Covered outdoor entertaining area
- Additional garden shed
- Walking distance to the beach and local amenities

### Relaxed Living by the Sea

Forrest Beach is a popular North Queensland coastal community offering a laid-back lifestyle approximately 15 minutes from Ingham and around 1.5 hours north of Townsville.

The community offers a range of everyday amenities including a supermarket, primary school, medical centre, hotel, Surf Life Saving Club and takeaway options, while the long stretch of sandy coastline provides endless opportunities for beach walks, fishing and enjoying the outdoors.

49 Wattle Street is a home with genuine personality – combining character, generous living space, excellent

shedding and a location that puts the beach within easy walking distance.

Whether you're searching for a permanent home by the sea, a coastal getaway or an investment opportunity, this property deserves your attention.

Contact Tamara Stokes at Hinchinbrook Real Estate today for further information or to arrange your inspection.

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