



17 Clements Crescent, **Molloy Island**

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River Front Refuge

Do you enjoy red or white? Sitting on this big upstairs deck with friends, looking out over the river, the beverage is not important and the dolphins won't mind the attention. Relax and enjoy the conversation and the time you have together.

Molloy Island IS relaxing. From the moment you drive onto the ferry you enter a different time zone. The natural bushland setting, the calm water of the Blackwood River, the pace of island life; all combine to keep the hustle and bustle on the other side of the river.

17 Clements Crescent is located at the southern end of Molloy Island straight across from Bakers Landing, a quiet river portage that allows access to and from the Blackwood River.

This home has plenty of accommodation for family and friends with five bedrooms and two bathrooms. The main living area is on the ground floor and is a large open room that encompasses the big country style kitchen, dining area plus a lounge area. The wood fire is a feature of the living area. It is located as a free standing feature in the centre of this large living space. A very sensible innovation.

The kitchen has plenty of room for preparing holiday meals for family and friends. There is a large window looking out to the outdoor entertaining area and as you will see in the photos has lots of bench space, cupboard space, a walk in pantry and ample room for a decent fridge. Cooking is done on a commercial style gas stove and oven. The ground floor level is completed by a spacious master bedroom with an ensuite bathroom with spa bath to one side and another bedroom to the other side.

Upstairs is another large reception area that opens onto a large timber deck. Both areas have good views of the Blackwood River through Baker's Landing. The deck can be accessed by both internal and external stairs. Leading off the upstairs living area are another three bedrooms with closets, the family bathroom and the upstairs toilet.

Outside is just as well thought out. A covered outdoor bar and alfresco area is a great area to reminisce about the day's adventures, have supper or just sit around the fire pit in the cooler months.

A large 6m x 7m lock up shed (with concrete floor and electricity) is easily accessed from the road even when reversing the boat. There is a large single high roller door plus a personal access door to the house side. Behind the shed is a 75,000 litre rain water tank which supplies water to the house through 3 filters and a UV filtration system. There is also a separate high end hore water separation/filtration system if the

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\$599,500

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