



## 66 Vipiana Drive, Tully Heads, QLD, Cassowary Coast, 4854

TAKE ONE LOOK AND YOU'LL BE HOOKED ON THIS IMMACULATELY PRESENTED HOME WITH SHEDS, POOL & GARDEN.... A SMALL PRIVATE ACREAGE IN THE QUIET BEACHSIDE COMMUNITY OF TULLY HEADS IN THE BEAUTIFUL CASSOWARY COAST REGION OF FAR NORTH QUEENSLAND.....

A fenced and gated, bitumen driveway with lighting, opens into an amazing tropical oasis, lovingly created and tended by its owners.... Lowset and low maintenance 3 bedroom home with verandas on all 4 sides and positioned to capture the cooling coastal breezes. Tinted windows, roll down shade blinds, fans and air-conditioning are beneficial in the hotter summer months. There's also a sizeable inground pool which is presently being converted into a fish pond feature, but the pump, filtration etc will still be here to convert back to a pool if preferred. Living space, both inside and out is welcoming with lots of room for entertaining family and friends or just relaxing and enjoying the serenity. Bench space and cupboards are plentiful in the roomy and homely kitchen which services both living areas nicely. All 3 bedrooms serve their purpose well - The master bedroom has privacy shutters and a walk-in robe with ceiling vent for ventilation! 2nd bedroom/guestroom has built-in robes and comfortably fits a double/queen bed and overlooks the pool area! 3rd slightly smaller bedroom is set up as an office with wall to wall desk space but would still comfortably suit a single bed and cupboard. All 3 bedrooms have TV & Internet connections! Bathroom, toilet & laundry facilities are all separate - spacious & modern renovated bathroom - plenty of built-in storage cupboards in the laundry - a separate toilet is a must! Crimsafe window and door screens Lit walkway in the ceiling void Cooking with gas Solar hot water 10 Solar panels - 1.7kw Generator change over switch 3 phase power Vehicle parking/storage won't be a problem - a single, open carport attaches to the house with a stylish epoxy floor finish - 3 bay shed with roller doors serves as further vehicle storage/workshop/mancave - high clearance shed to park the boat or caravan or both - covered garden workshop/greenhouse area. The fully fenced yard features a fire pit, numerous water features, edged garden beds, raised veggie gardens and a self-planted "bush" with an array of flowering trees and shrubs to attract the birds. Bowen mango, avocado, five star, rosella, soursop, ice-cream bean and a variety of citrus trees can be found around the yard. There are even a few unusual varieties like peanut butter, grumichama and strawberry trees. A large rainwater tank is primarily used to water the garden but the recent addition of a water filter means it now has other uses! Solar powered spotties illuminate the "bush" for a stunning night display. Plans, maps, brochures etc have been kept for almost everything that needs knowing about. Tully Heads is a known fisherman's haven with boat ramp facilities and coastguard base close by. The Tully Heads tavern is within walking distance and the beach is pretty close too! The lovely owners are super keen to show off their special place so give Sharon a call to arrange an inspection at your convenience.....

### BASE INFORMATION:

Bed : 3  
Bath : 1

### LAND INFORMATION:

Square feet : 6185