

# 10 Seabreeze Crescent, Bowen, Qld 4805



## Sold House

Friday, 6 October 2023

10 Seabreeze Crescent, Bowen, Qld 4805

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 403 m2

Type: House



Kyli McCrae

0438724700

**\$350,000**

Perfect Queens Beach location with an immaculately presented four bedroom home is the perfect choice for first home owners and owners looking to downsize and still enjoy a lovely modern home. Also a perfect choice for investment, this property is currently rented for \$450 per week, the tenant has a periodic lease so with notice we can have an owner occupier into the property in a timely manner. The property features a lovely private back garden with an under cover entertaining area and access into the back of the garage for extra space if needed. An undercover patio opens off the dining/kitchen area. The kitchen and dining area are at the rear of the home and have ample room for everyone. Plentiful storage in the kitchen as well as a large island bench for your meal prep. In the middle of the home is the laundry and built in robe for linen storage. The laundry also offers internal access to the home through the garage. At the front of the home is a spacious living room. Air-conditioning services all four bedrooms and along with one large system in the main living area and there are ceiling fans fitted throughout the home. The whole main living area is tiled with carpet in each of the bedrooms. The master bedroom offers a walk-in robe plus an en-suite. The three remaining bedrooms have full sized built-in robes as well. Sitting on a private 403m<sup>2</sup> lot with one side neighbour and directly across from the park, pool and tennis facilities this home boasts easy living. The home has high timber fences for extra privacy. THE FIGURES: Rates: Approx \$1680 per half Body Corp: Approx \$1000 per quarter Rental Return: \$450 per week Located within a modern community development - Sea Breeze Estate, you have the added benefit of an onsite large community pool, tennis court and barbeque area that are available for your use whenever you wish. Just a few minutes walk away and you will find Queens Beach and the Bowen Golf Club. This property is a fantastic investment opportunity or the perfect choice for your next home. Don't wait, book your private viewing today and we can discuss how to make this your new home today.