

11 Valley Way, Boyne Island, Qld 4680



House For Sale

Tuesday, 30 January 2024

11 Valley Way, Boyne Island, Qld 4680

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 670 m2

Type: House



Derran Corke

0411094064

OFFERS OVER \$540,000

Ray White Gladstone would like to offer this perfect investment opportunity to the market at 11 Valley Way, Boyne Island. This low-set brick modern home was built by local Tannum builder M & Z homes back in 2012 offering a spacious approx. 210m² under roof design with a 2nd living area and a good sized block with side access for a shed. As you step inside you're greeted by a media room off the main living area - perfect for relaxing or enjoying movie nights. The open plan design features a central kitchen with easy-to-clean tile floors, island breakfast bench, electric appliances and ample storage space. The living area is equipped with a reverse cycle split system air-conditioner to ensure all year round cooling. The master bedroom features an ensuite bathroom, walk-in robe and air-conditioning. There are 3 additional bedrooms; all with carpet, built-in robes and ceiling fans. Love to entertain then the outdoor covered patio area is a great place to spend time or having a BBQ with family and friends. The back of the block is retained to provide a flat yard for the kids to play. The property has double gates with side access for additional parking or a shed. This property has a lease in place to October, 2024. Current market rent is \$490 per week. At a glance:

- Central kitchen in open plan living with split system a/c. Modern kitchen includes island bench, dishwasher, corner pantry and electric appliances
- Media room with air conditioning at the front of the home
- Four bedrooms - master bedroom with split system a/c, ensuite and walk in robe. 3 remaining bedrooms have built in robes and ceiling fans
- Bathroom offers a separate shower and bath tub. Separate toilet for convenience
- Laundry with cabinetry and direct access outside
- Security screens and ceiling fans throughout
- Outdoor covered patio area overlooking your fully fenced rear yard
- Double gates for access to the rear yard
- Set back off the street for privacy
- Double lock up garage

Located approx. 10 minutes drive from Tannum Sands Beach, you'll have easy access to beautiful sandy beach, perfect for swimming or enjoying beachside BBQ and water sport activities. The surrounding area offers a range of amenities including shops, schools, and parks, ensuring a convenient lifestyle. Don't miss the opportunity to make 11 Valley Way your new home. With its desirable features, spacious layout and close proximity to the beach, this property is a perfect investment. To arrange a private viewing please contact Derran Corke 0411 094 064. Please allow 24 hours notice for all inspections. Council Rates: \$3,718 per annum approx.