

**12 Horseshoe Bay Road, Bowen, Qld 4805**

**Professionals**

**Sold House**

Tuesday, 30 April 2024

12 Horseshoe Bay Road, Bowen, Qld 4805

**Bedrooms: 4**

**Bathrooms: 4**

**Area: 1618 m2**

**Type: House**



Brendon Baker  
0747861577

**\$1,170,000**

RARE, BEAUTIFUL AND EXQUISITE BLEND OF WATERFRONT AND FAMILY LIFESTYLE ON A LARGE SITE

COMPRISING TWO LOTS. Welcome to No. 12 Horseshoe Bay Road. Whether you are seeking a superb family lifestyle on Queens Bay or a very fine retreat for restful breaks from a busy life there is nothing better than this one. At an easy stroll away, you are at the edge of Cape Edgecumbe with its rock fringed sandy bays, walking trails with their lookouts giving breath taking views, cafe society and an excellent boat ramp. Not much further is Bowen's beachfront golf course and at 5 minutes drive you have all shopping, schools and all of the wonders and other more practical aspects of the Bowen lifestyle. This one features a fabulous main kitchen and a large, beautiful main bedroom with another-level en-suite. The home is currently fully furnished with bespoke Australian hardwood furniture and the owner will negotiate a price for this. A personal inspection will reveal all of the pleasures and practicalities that are the gift of this home for you. Here are a few things to look for when you inspect:- 1645 m<sup>2</sup> beach front land on north facing Queens Bay.- 2 floors, solid double brick 338 square metre indoor living space.- 4 bedrooms, 4 bathrooms, 4 toilets, 2 Lounge rooms, 1 study/office, 2 lockable storerooms, 2 Kitchens and 2 dining rooms (or one plus another living room), 1 laundry. - Freestanding boat shed/studio of 28m<sup>2</sup>.- Built in 1973 with high quality building materials.- Solid hardwood timber structural and timber floor throughout the first floor.- Completely renovated in 2020 including rewired electricity, renewed plumbing, all new doors and windows.- Passive solar design - no need for air-conditioning but if you want it then this aspect of the design will reduce cooling load.- 3 kw back to grid solar system.- Low maintenance established garden. Automatic irrigation system.- DA approved short term rental for holiday letting and passive income.- Ready to walk in and holiday. We invite you to take a look with us as soon as you can. Call Brian or Brendon for your appointment.