

# 17 Dugong Street, Tin Can Bay, Qld 4580

## Sold House

Friday, 22 March 2024

17 Dugong Street, Tin Can Bay, Qld 4580

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 608 m2**

**Type: House**



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**\$715,000**

This well designed contemporary residence is situated opposite a nature reserve, offering direct access to walking trails leading to the creek and foreshore. Conveniently located near the Tin Can Bay Country Club, it is particularly advantageous for golf enthusiasts and lawn bowlers. The waters of Tin Can Bay are only a short drive or bike ride away! The property boasts a plethora of notable features, meticulously crafted with your comfort in mind. Central to the home is the expansive modern kitchen, featuring a large island bench adorned with stone benchtops. Equipped with ample storage space and a generous fridge alcove suitable for a double door fridge/freezer, the kitchen also houses an induction cooktop, under bench oven, and a double drawer dishwasher. Flowing seamlessly from the kitchen, the open-plan living area exudes a sense of spaciousness with tiled flooring and an abundance of windows allowing natural light to permeate. This area is complemented by a split system air conditioner and ceiling fan for optimal comfort. Adorned with not one but two double glass doors, the living space extends out to a capacious covered back patio, effectively creating an additional living area enhanced by external pull-down blinds for sun, wind, and rain protection. The master bedroom is a sanctuary of comfort, featuring a generously proportioned walk-in wardrobe, split system air conditioner, and ceiling fan. The modern ensuite attached to the master bedroom showcases a double basin vanity and a generously sized walk-in shower. The second and third bedrooms are appointed with built-in wardrobes and ceiling fans, with the second bedroom newly equipped with a split system air conditioner. The separate study, strategically positioned near the kitchen and living area, offers privacy and ample space to accommodate two computers if needed. The main bathroom exudes modernity with a separate bathtub and shower. The laundry room is spacious, complete with a bench, additional cupboard space, and provisions for a dryer. Direct access from the laundry to the back patio and clothesline enhances convenience. Externally, the property is further enriched with a substantial separate shed capable of housing a boat or caravan. Featuring a rear drive-through door, the shed provides convenient backyard access, potentially allowing for a pool installation. The water tank is plumbed to supply both toilets, the laundry, and external taps. Moreover, the property is equipped with solar electricity and a solar hot water system, offering eco-friendly and cost-effective benefits. If you appreciate produce from your own garden there are fruit trees including a lemon, mandarin, banana and guava. There is also space for your own vegetable garden if you so desire. This property is priced to sell so don't hesitate to book your inspection! Contact Anthea