

# 27 Plimsoll Court, Tannum Sands, Qld 4680



## House For Sale

Wednesday, 24 April 2024

27 Plimsoll Court, Tannum Sands, Qld 4680

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 9**

**Type: House**



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## OFFERS OVER \$498,000

Located in Broadacres estate, tucked away at the cul-de-sac end of Plimsoll Court, this highly sought after acreage property won't last long. Featuring a whopping shed with dimensions of 21 x 10.5m with 6m internal roof height, it has two x 4m roller doors each with 4.5 metres clearance, two side access doors, comfortable mezzanine living quarters and is sure to spark some intense shed envy. Let's take a closer look:

**WHAT ARE THE PROPERTY'S SPECIAL FEATURES?**

- Approx one acre (4394m<sup>2</sup>) of manicured grounds with town amenities
- A large, centrally located, cleared home site ready to build your dream home
- The shed has 3 phase power, ceiling fans and LED bay lights throughout
- Additional 6x6 carport with 4m clearance
- 5KW solar panels and an original German Sunnyboy inverter
- 2 x 10,000 gallon water tanks (that's 66,000L)
- Water tanks plumbed through high quality water filtration system to the shed

**WHAT'S GREAT INTERNALLY?**

- Massive shed floor area for storage of the largest of boats, caravans and still have room for the project vehicle and workshop
- Mezzanine floor features comfortable living quarters with two carpeted bedrooms (one with air conditioning), fully equipped kitchen, bathroom and additional living area
- Downstairs houses additional air-conditioned living room, plus second bathroom (shower and toilet) and laundry

**WHAT ELSE DO I NEED TO KNOW?**

- Quiet cul-de-sac position in a prestigious estate
- Elevated block positioned on the high side of the street
- Loft style living space non-approved
- Just 2.5 kilometres to beautiful Tannum Esplanade and beaches
- Quick drive to Central shops, cafes and Tannum Sands Tavern and Surf Club
- Nearby Boyne River with numerous boat ramps just a few-minute drive away

**WHO IS THE IDEAL BUYER?**

- Bachelors looking for their Man Mansion
- New couples looking to live on site while they build their dream home
- Downsizers and empty nesters seeking secure lock and leave premises and somewhere to store the largest of campers, caravans and boats.

An interesting property for many buyer types, sitting nestled between bush, beach and boating lifestyles, this amazing property will be snapped up so be quick! Call Jay for more information.