

**3/6 Hampton Drive, Tannum Sands, Qld 4680**



**Unit For Sale**

Thursday, 13 June 2024

3/6 Hampton Drive, Tannum Sands, Qld 4680

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 88 m2**

**Type: Unit**



Derran Corke

0411094064

## Auction

This cosy highset brick residence is situated in a convenient position at the back of the complex on Hampton Drive and walking distance to beautiful Boyne River. This unit would be a great buy for first home-buyers, retirees or the discerning investor looking to add to their investment portfolio. Upon entering you're greeted with a light and airy open plan lounge/dining/ kitchen and the floor coverings are hard wearing vinyl throughout. A split-system air-conditioner cools the open plan living area and timber venetians ensure your privacy. The kitchen is compact and functional with stainless steel appliances. Adjacent to the kitchen you'll find the laundry complete with a number of storage cupboards and 2nd amenity. Upstairs, there's 2 carpeted bedrooms featuring built-in-wardrobes with the main bedroom having a study nook, being air-conditioned and a sliding glass door to your outdoor balcony. The property is fitted with ceiling fans and security screens to front and rear doors. Off the kitchen there's a courtyard ensuring an outdoor area to have a BBQ. This property presents easy access to all that the local area has to offer. Positioned within walking distance to the Boyne Island River, minutes to private and state schools, local shops, restaurants and sports facilities, this property ticks all the boxes for location. Properties of this style and position are highly sought after, so serious buyers are urged to call the agents for your private inspection. FEATURES: 2 bedrooms with master with study nook 2 Combined living area with lounge/dining/kitchen 2 Functional kitchen with stainless steel appliances 2 2nd amenity is positioned on the lower level 2 Air-conditioned master and living area 2 Fenced courtyard - perfect place for an outdoor setting B/Corps \$1800 per annum This is a wonderful first home or investment - Call Derran Corke today to arrange a private inspection. AGENT: Derran Corke 0411 094 064