

# 30 Clover Crescent, Boyne Island, Qld 4680

## House For Sale

Thursday, 23 November 2023



30 Clover Crescent, Boyne Island, Qld 4680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 601 m2**

**Type: House**



Reanna Graham

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**\$427,500**

Discover your ideal family home in this inviting 4-bedroom, 2-bathroom residence, located in the peaceful and family-friendly suburb of Riverstone Rise. From the moment you step inside, you'll be enchanted by the warm ambiance and thoughtful design that flows throughout. This property is perfect for a first home buyer, family or as a valuable investment opportunity. Let's take a look at what's on offer: - Step inside to discover a thoughtfully designed layout, boasting not one, but two generously spaced, carpeted living rooms. The first living area is an inviting space, perfect for cozy family gatherings, while the second living area offers versatility as an entertainment zone and includes a split system air conditioner. - The heart of the home lies in the spacious and well-appointed kitchen, featuring modern stainless-steel appliances, including dishwasher, oven, cooktop and an ample amount of storage space. - The open plan kitchen and dining area connect you with the tiled, covered, outdoor patio. Creating a seamless blend of comfort and functionality, ideal for hosting memorable family gatherings and social events. - The master bedroom boasts an ensuite bathroom, walk-in closet and split system air-conditioning ensuring your comfort and privacy. - The three additional, carpeted bedrooms offer built-in robes and ceiling fans. - The main bathroom includes a shower, large bath, and vanity. The toilet is separate, ensuring convenience for all. - The laundry includes a wash sink, spacious linen cupboard and direct access to the clothesline at the side of the home. - The flat backyard is a true gem, a covered patio for outdoor entertaining, perfect for kids to play freely and for you to relax and unwind. This property also has no easements, offering endless possibilities. Situated conveniently with direct connection to Tannum Sands as well as Benaraby via the Bruce Highway. Close to the town centre, it's providing easy access to shops, schools, beaches and local fishing spots. Only a viewing of this property will satisfy, book your inspection today. Contact Reanna Graham 0474 272 219 & reanna@locationsestateagents.com.au Year Built - 2013 Block Size - 601m<sup>2</sup> Council Rates - \$3,700 approx per annum Rental Appraisal Range - \$470 to \$495 per week Only a viewing of this property will satisfy, book your inspection today. Contact Reanna Graham 0474 272 219. \*\*Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property\*\*