

# 30 Koolivoo Parade, Boyne Island, Qld 4680



## Sold House

Friday, 1 September 2023

30 Koolivoo Parade, Boyne Island, Qld 4680

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 680 m2

Type: House

**\$465,000**

Welcome to this stunning 4 bedroom, 2 bathroom property nestled in a peaceful location close to the town centre. Step into the light and bright open floorplan, featuring contemporary touches, air conditioning, quality flooring, and elegant lighting throughout. Cooking is a pleasure in the beautiful kitchen boasting a gas cooktop, excellent storage, and a floating preparation island. The generously sized bedrooms offer built-in wardrobes, while the master bedroom delights in a beautiful ensuite with a shower featuring a striking stone feature wall. A sleek central bathroom services the minor bedrooms, showcasing a dark tiled tub and shower. Outside, a large undercover patio provides ample space for entertaining guests, and with a fully fenced backyard, there's room for a pool or shed, subject to council approval. At a glance:

- Solid brick low set home built by ( can you please let me know the builder) in 2017 set on 680m2 block
- Four good sized bedrooms, ceiling fans, security screens, built in cupboards, three with split system air-conditioners
- Master bedroom offers private ensuite, walk in robe and air conditioning
- Main bathroom includes full bathtub, separate shower and floating vanity
- Centrally located kitchen with dishwasher, gas cooktop and electric oven, pantry and breakfast bar seating
- Air conditioned open plan living and dining with sliding door access to the spacious undercover patio
- Undercover alfresco area stepping out the spacious back yard
- Separate media room with air conditioning and internal sliding doors
- Fully fenced flat back yard, with double gates for side access
- Separate laundry with access door outside
- Remote controlled roller door in a two car garage with internal access door
- Council rates are \$3500 approximately per annum Current rent appraisal is \$440 to \$470 approx. per week. Enjoy the convenience of being just a stone's throw away from the town centre, providing easy access to shops, outdoor recreation, dining, and schools. Don't miss out on this opportunity to own a lovely family home. Don't delay contact Donnella today!

**\*\*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\*\***