

**36 Katandra Street, Boyne Island, Qld 4680**

**House For Sale**

Thursday, 19 October 2023

**ONEPERCENT**  
PROPERTY SALES

36 Katandra Street, Boyne Island, Qld 4680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 912 m2**

**Type: House**



Stuart Grayer  
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## Offers over \$575,000

This superbly presented, coastal family sized home has got the lot when it comes to offering that sea change dream. Set on a generous block with excellent side access in one of the most sought after and convenient locations in Boyne Island. Families are sure to enjoy the versatility of this stunning two-storey home, where dual living is redefined, offering a functional floor plan with living space on each level that flows effortlessly to the outdoor spaces making indoor outdoor living a breeze. With an outdoor entertainment patio overlooking the gorgeous swimming pool, you can keep an eye on the kids whilst relaxing. There's also an entertaining space/BBQ area to the lower floor so you'll never be short of an alfresco dining space! The main accommodation is primarily to the upper floor but it also benefits from a huge rumpus/living space with kitchenette, a bathroom and a bedroom/office to the lower floor. You really need to inspect this great home to see the space and versatility on offer! There's even room for the boat, caravan, camper trailer etc...there's more than enough space and security provided by the side access and 6x9 double bay shed. Located In Boyne Island, enjoy the coastal lifestyle while only being a short distance from schools, shopping centres and local beaches. You can even walk to the Boyne river mouth beach in just 5 mins! Take a closer look at some of the key features below: Well maintained and presented two storey family home Perfect family home with space for the whole family spread across two levels Multiple living spaces...lower level offers easy access to the outdoor entertaining area and pool Two open plan living spaces with air-conditioning Spacious modern kitchen to the upper floor and modern kitchenette to the ground floor Four bedrooms all with air-conditioning with ceiling fans Stunning family bathroom with separate toilet Downstairs offers a second living space with a functional kitchen, separate bedrooms and gorgeous bathroom Powered double bay shed with accessible side access, perfect for all storage needs Gorgeous in-ground saltwater swimming pool, perfect for cooling down Spacious outdoor entertainment area for entertaining friends and family 912m<sup>2</sup> block with easy side access to the shed 12.95kw solar system to help running costs to a minimum Single lock up garage This stunning property offers so much and is so close to everything that Boyne Island & Tannum Sands has to offer, it is bound to be popular with many buyers...so don't miss out, enquire today before it's too late!