

# 45 Pryde Street, Tannum Sands, Qld 4680



## House For Sale

Thursday, 30 May 2024

45 Pryde Street, Tannum Sands, Qld 4680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 720 m2**

**Type: House**



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## Offers Over \$699,000

This lovely four bedroom family home has been meticulously maintained and its exceptional presentation is evidence of that. A walk through, both inside and out, will absolutely impress buyers looking for their new home positioned in central Tannum Sands, within walking distance to everything. Let's explore further:

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

- Centrally located comfortably between schools, shops and the beach
- The home is positioned on a level house pad with large flat rear yard
- The natural bush setting across the street provides an idyllic green space and fewer neighbours
- A variety of grocery stores, cafes & restaurants, retail as well as essential services just two minutes' walk

**INTERNAL INVENTORY**

- The front entrance offers complete privacy for the remainder of the home
- The combined central hub of the home includes the kitchen, family room with a brick-look feature wall and a designated dining area
- There's also a separate carpeted lounge room that can be closed off as a media room
- A well equipped kitchen includes double sinks, dishwasher and ceramic stove top
- Four generous sized carpeted bedrooms are complete with built-ins and ceiling fans, the master also having air-conditioning
- Two bathrooms service the home, the master ensuite and the main bathroom, with bath, shower, vanity with a separate toilet with its own vanity

**EXTERNAL ELEMENTS**

- Set on 720m<sup>2</sup> block of land, the rear and side yards are fully fenced
- The family room flows effortlessly to an undercover entertainment patio complete with a wall mounted TV
- There's room for storing the caravan or boat behind the corrugated side gate
- The generous back yard provides ample room for a large swimming pool for summer fun
- There's even a concrete pad ready for housing the kids trampoline or basketball hoop

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

- This home is currently occupied by the loving owners and an inspection will certainly impress
- There's still potential to include your personal preferences by adding a pool or spa
- The Boyne/Tannum area within the Gladstone region is family friendly and highly sought after
- Gladstone central is just a short 20 minute drive away and an easy hour to Rockhampton

There are very few homes of this caliber currently available in the Tannum Sands area, and with its immaculate presentation it will be highly regarded by all who inspect. Call Jay for more information.