

# 45 Soldiers Road, Bowen, Qld 4805



## House For Sale

Saturday, 15 June 2024

45 Soldiers Road, Bowen, Qld 4805

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 809 m2

Type: House



Kyli McCrae

0438724700

**\$395,000**

Located only a few minutes walk from the CBD, Woolworths Shopping Centre, Mullers lagoon and only a 2 minute drive to the Bowen High School makes this home very convenient for families and the kids! Enjoy 3 spacious bedrooms fully air conditioned throughout, with polished timber floorboards and ceiling fans. Your lounge area is very spacious and has one air conditioning big enough to circulate the whole family area + kitchen. The kitchen is in great condition and the bathroom is neat and tidy. Just at the entry is a private deck area great for sitting outside catching the afternoon breeze. This property is securely fenced with fencing on all boundaries on the 809m<sup>2</sup> parcel of land; this gives you total yard area to enjoy in privacy behind a 6 foot fence. Gates allow easy access and there is ample room for boats and caravans. Downstairs offers ample space for storage and entertaining. There is an outdoor entertaining area and plenty of room for boat and trailer storage in the yard. Single car under cover area also available. This home is currently rented for \$445 per week with a lease in place until 18/09/2024. Owner occupiers will need to wait until this time if you are looking for your new home. This home is ready for you to put your personal touches in to turn this into your perfect family home. Alternatively, this location makes the property a very appealing rental home for the strong tenancy demand in the market. Be sure to book your private inspection today.