

# 5 Pryde Street, Tannum Sands, Qld 4680

## House For Sale

Wednesday, 22 November 2023



5 Pryde Street, Tannum Sands, Qld 4680

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 622 m2**

**Type: House**



Reanna Graham

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**\$439,000**

Nestled in the highly sought after location of Tannum Sands, this low set, brick home is boasting with character and charm and ready for its new owners. With modern, neutral features, plus all the extras, it's offering exceptional value and won't last long. Positioned conveniently close to the local Tannum Sands Primary School and Tannum Sands High School, as well as a shopping complex with an excellent variety of amenities. And if you love the coastal lifestyle, the Tannum sands beach is right at your fingertips. What's on offer: - Step through the front doorway into the open style, tiled, living, dining and kitchen areas. The space where family moments are created, and memories cherished. - Offering three, well-appointed bedrooms, two include mirrored built-in robes, ceiling fans, security screens, and brand-new vinyl flooring. The primary carpeted bedroom includes a large mirrored built-in robe, ceiling fan, security screens, and split system air conditioning. - The kitchen is well equipped with a standalone oven, dishwasher, sink, ample amounts of storage space and a breakfast bar. - The living & dining space is tiled and fitted with a ceiling fan and air conditioning. - The modern, main bathroom is offering floor to ceiling tiles, a large shower over bath, toilet, and vanity. - An extra-large rumpus room, perfect for further additional living space or a man cave. - The laundry includes a wash sink and direct access to the clothes line located at the side of the house. - There is an additional second toilet, right by the living and rumpus areas, for the added convenience. - Bonus additional utility room, perfect for an office, gym, craft room or additional storage. - What sets this property apart is the multiple storage and car accommodation spaces: o A 6mx3m powered shed o An additional, two garden sheds, sizing 5.5mx3m o Covered carports at the side of the home, enough space for two vehicles, or a boat and trailer o Covered carports at the front of the home, space for two vehicles o Enough room for additional uncovered vehicle storage - Step outside to discover another incredible addition, the above ground pool, perfect for those hot summer days. The covered, front patio and established gardens offer a private oasis for relaxation and entertainment. - The well-manicured, lush green lawn and fire pit area, create a serene and welcoming atmosphere. This property is in the heart of Tannum. Within walking proximity to an array of amenities, including the local Tannum Sands Pub, walking trails and dog beach. Enjoy fishing? This is the key position with a Boyne River boat ramp only a stone throw away. Additional Features: - Ceiling fans - Security screens throughout - Fire pit area - Fully fenced and private allotment - Established gardens - Excellent and quiet location Year Built - 1982 Block Size - 622m<sup>2</sup> Council Rates - \$4,200 approx per annum Rental Appraisal Range - \$460 to \$480 per week Don't miss the opportunity to make this exceptional property your own. Contact Reanna Graham today to schedule a viewing and step into your dream life in Tannum Sands. \*\*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\*\*