

**9 Bonito Court, Tin Can Bay, Qld 4580**

**Raine&Horne.**

**House For Sale**

Sunday, 12 May 2024

9 Bonito Court, Tin Can Bay, Qld 4580

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Area: 616 m2**

**Type: House**



Celly Jeal

0754862066

**\$460,000**

This spacious 1-bedroom residence presents a promising opportunity for conversion into a 2-bedroom dwelling with minor modifications. Situated in a tranquil cul-de-sac, the property features a substantial shed, and convenient proximity to shops, schools, and the Country Club. The land spans approximately 616m<sup>2</sup>. The home, constructed with a steel frame and hardiplank exterior, offers low-maintenance living and easy garage access. Landscaped with retaining walls and concrete pathways for seamless navigation, the property boasts an open-plan layout. The kitchen is well-appointed with polished bamboo countertops, a gas cooktop, and ample storage. Throughout the residence, you'll find ceiling fans as well as a split system and durable flooring. The sizeable main bedroom features built-in robes, ceiling fans, split system heating and cooling and abundant natural light. The main bathroom is modern and spacious, showcasing a shower-over-bath layout and quality tile work. Additionally, there is a practical laundry wet area and ample storage space. A delightful sunroom provides versatility as a potential second bedroom with minimal adjustments (subject to council approval). The well-insulated 6m by 6m shed, with a double colourbond finish, includes built-in benches and adjoins a carport of the same size. The property is fully fenced, benefiting from drainage and retaining work. A 6.5 KW solar system enhances energy efficiency (solar panels to be placed and connected - roof on house and shed are new.) Keen to secure a prompt sale, the sellers invite inquiries for inspections. For further details or to arrange a viewing, please contact 0448 132 255.