



## Offers over \$1,300,000

What an amazing opportunity this beachfront residence presents! The spacious home to the north enjoys a view of the ocean from the open plan kitchen / living / dining areas, something to enjoy whilst making precious memories with your loved ones. The home boasts high ceilings & open plan living and has the most wonderful flow from the front porch & entry through the indoor living areas to the large rear veranda, a wonderful place to live quietly or entertain. The main residence is currently being used as an AirBNB & the secondary residence is tenanted under a period tenancy agreement. This means whether you're looking to make this great beachfront property your new home or purchase as an investment the choice is yours. Some great features of this property are - \* Main residence with 3 bedrooms, 3 bathrooms with the master bedroom including newly renovated ensuite & huge walk in robe \* Modern open plan kitchen / dining / living room \* Split system air conditioning in both the main residence & secondary residence \* Great balcony overlooking the beach and ocean beyond through the treeline \* Massive concreted entertaining area downstairs (3rd bathroom down here) \* Secondary residence with 1 bedroom, 1 bathroom, open plan kitchen & living areas \* 3 garage spaces below the secondary residence with laundry \* Generous sized block being 1,000m<sup>2</sup> Walk out your back gate and be greeted by the beautiful Toogoom community park with amenities such as a barbecue, kids playground, toilet, beach shower, park benches & grassy fields for picnics. Through the park, you will find access to the 7 kilometres of serene beachfront. Toogoom is a quiet, seaside suburb of Hervey Bay around 20 minutes drive into the CBD. We enjoy the 7 kilometres of pet-friendly & sandy beach at Toogoom at high tide for a swim or fishing, long sand flats to explore when the tide goes out and always perfect for long relaxing walks. Inspection of 178 Kingfisher Parade Toogoom is to be arranged by contacting the Sales Team & exclusive marketing agents at Allen Property on 0493 887 979.