

49 Edward Street, Boyne Island, QLD, 4680

House For Sale

Friday, 30 August 2024



49 Edward Street, Boyne Island, QLD, 4680

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Massive Family Home in Beachside Suburb with THE LOT!

You know it as much as I do – properties in Boyne Island/Tannum Sands are in short supply and selling lightning fast!

LOCATIONS estate agents are proud and excited to be bring 49 Edward Street to market, which offers a considerable package and loads of space for larger families! The property offers truly incredible versatility with countless options and room to spread out!

The property is located just a 30 second walk from riverside walking tracks and the local boat ramp, and is just a 2-3 minute walk to the local primary schools/parks and more. If this wasn't enough to impress, stunning beaches are just a 3-5 minutes drive away also!

Let's have a closer look...

Upper level:

- HUGE tiled living room with perfectly placed louvers letting in plenty of light & fresh air. This room has access to the outdoor wrap around deck & a tidy carpeted office.
- Immaculate kitchen with sleek design & colour scheme. Boasting dishwasher, fridge & microwave housing, electric oven & cooktop, rangehood, ample cupboard & bench space & breakfast bar.
- The kitchen flows into the dining room with groovy pendant lighting & additional bench & cupboard space. Perfect for further storage space & hosting. The dining room has sliding doors leading you out to the amazing deck!
- Spacious primary suite with huge walk-through robe at the entry. The room has tiled flooring, air-conditioning & sliding doors out to the deck.
- 2 more bedrooms on the upper level, both with carpeted flooring, sliding robes & ceiling fans.
- The main bathroom is renovated with floor to ceiling tiling, large double sink vanity, shower over bath & separate toilet.
- The outdoor deck is to die for! With both covered & uncovered sections to enjoy, the deck overlooks the backyard, pool & pool cabana.

Lower level:

- Another huge, tiled living space downstairs, with a super special built-in bookshelf that hides a secret room.
- Custom built & hidden behind the bookshelf lies a hidden bar! Complete with built in bench seats, timber trimming/features and rustic decals, dedicated air-conditioning, built-in bar shelves, bench & bar fridge! This is a truly amazing addition from the current owner, creating a private space to watch footy or appreciate the finer things in life!
- 4th bedroom is downstairs & is complete with split system air-conditioning, sliding robes & carpeted flooring.
- Modern bathroom is fresh & boasts floor to ceiling tiles, shower, toilet & floating vanity.
- In addition to 4 bedrooms plus an office, there is also a 5th room on the lower level that adjoins the double garage PLUS workshop/storage space. This is a perfect multi-purpose space fit for your needs no matter what they are!
- The laundry is also on the lower level and is spacious with additional overhead storage and easy access to the rear yard

External:

- Resort style pool & pool yard with tropical plants, large pool cabana & tidy pool equipment shed.
- Large patio area underneath the deck which is accessible from the rumpus room. Another shady spot to lounge & enjoy!
- Flat back yard with a large lawn space, perfect for pets & kids. Garden shed & vege patch tucked away for convenience.
- Double lock up garage.
- Side access via double gates with a large, cemented area for open & secure parking.

Additional features:

- Recent Building & pest reports available
- 5.6Kw Solar system
- Security screens

As mentioned, this is truly an incredible package in one of the Gladstone Region's most popular locations! The value here

cannot be overstated and 49 Edwards Street will be a truly popular option in currently TIGHT market conditions.

Contact Luke from The Watts Team @ LOCATIONS estate agents for details on the next available viewing and do not miss out as it may be the last!

Council Rates - \$4,250 approx per annum
Current rental estimate is \$700 to \$750p/w

****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****