



## Bowen, 44 Wentworth Street

### A Stone Throw from the Ocean

This oceanfront quarter acre block is ready to go for your new home, located in a quiet area right opposite the calm waters of Edgcombe Bay.

The rates are \$ 3000 / year app. All services , Mains power , town water, and Sewerage. With large quality waterfront properties always retaining and building their value, this treasure will be well sought after now and in the future.

This block of land is close to the water for some beach fishing and with Magazine Creek close by to catch yourself a crab or two. Launch your boat at the Marina only minutes away plus the long stretches of dog friendly Kings Beach is also on your doorstep perfect for those sunrise strolls. The famous lookout at Flagstaff Hill is just around the corner offering some of the best 360 degree panoramic views of stunning ocean and the Bowen region. Once yearly there is a rare opportunity in the winter months on a king low tide to walk from this location to Lighthouse Island and to see lots of star fish and other sea creatures.

This block is still close enough to the marina, restaurants, seafood takeaway outlets plus



LAND 1,012 m2

**For Sale**  
Please Call

**Contact**  
**Tony Doyle**  
0418 777 967  
tdoyle@ljhbowen.com.au



**LJ Hooker Bowen**  
**(07) 4786 2000**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



the CBD and Bowen's foreshore is only a few minutes' drive to the front beach water sports, skate/water park for the kids, bbqs and picnic areas for the family.

Picture yourself relaxing on your very own new verandah every day, waking to the beautiful water and sounds.

Contact Tony today 0418 777 967 to arrange an inspection to see for yourself what this block has to offer.

## More About this Property

Property ID	3D2S9F23
Property Type	Residential
Land Area	1012 m2

**Tony Doyle 0418 777 967**  
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