






9 Bolinda Court, Alice River

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Lifestyle Acreage with Dual Dwellings, Solar & Space to Grow

FOR SALE
Offers Over \$650,000

AGENTS
Craig Whaley
0412 169 554
craig.whaley@ljhooker.com.au

AGENCY
LJ Hooker Townsville
07 44262125

Tranquil Living with Versatility, Privacy & Room for It All

Welcome to 9 Bolinda Court - a peaceful and private acreage property set on 5,111sqm in the sought-after suburb of Alice River. Offering a solid 3-bedroom home, a detached open-plan secondary dwelling, and a wealth of outdoor space, this property delivers the lifestyle flexibility you've been searching for.

Enjoy spacious living with open interiors, a dedicated study, and a large undercover patio - perfect for relaxed outdoor dining, entertaining, or simply enjoying the serene garden surrounds. The property also features solar panels, keeping energy costs down while supporting a sustainable lifestyle.

The freestanding secondary dwelling is ideal for use as a bar/lounge and home gym, or can be transformed into a home office, studio, or guest retreat (STCA).

For those with extra vehicles, toys, or tools, there's a second

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 **LJ Hooker**

undercover area, perfect for storing a boat, caravan, or trailer, or converting into a workshop or additional storage zone - a rare and valuable bonus.

Main Home Features:

Light-filled open-plan living and dining

3 spacious bedrooms with built-in robes, King size main bedroom

Separate study/home office

Original but neat bathroom

- conditioning and ceiling fans

Undercover rear patio for outdoor meals or entertaining

Single carport plus additional parking options

Solar panels for reduced power bills

Secondary Dwelling:

Detached, open-plan design with two large flexible zones

Currently used as a bar/lounge and home gym

Potential for guest accommodation, studio, teen retreat, or workspace (STCA)

Outdoor Features:

Expansive 5,111sqm block (approx. 1.26 acres)

Beautifully maintained gardens and established lawns

Variety of established fruit trees throughout the property

Fully fenced and family/pet friendly

Additional undercover area - perfect for a boat, caravan, workshop, or storage

Plenty of room to add a pool, large shed, or hobby farm elements (STCA)

Lifestyle & Location:

Quiet cul-de-sac in a peaceful acreage estate

Minutes to local parks, schools, and amenities

Easy access to main roads and Townsville CBD

A lifestyle of space, freedom, and functionality

Whether you're looking for dual living potential, space for hobbies and projects, or simply room to relax and enjoy nature - 9 Bolinda Court delivers an exceptional opportunity in one of Alice River's most desirable pocket.

9 Bolinda Court, Alice River

Price Guide: Offers Over \$650,000

Land Size: 5,111 sqm

3 Bedrooms | 1 Bathroom | Carport + Additional Covered Area

Constructed: 2002 | Solar Panels Installed (Solar panels are not operational (inverter requires replacement))

Contact us today to arrange your private inspection.

MORE DETAILS

Property ID	43NHWK
Property Type	House
Land Area	5111 m2
Including	Study Toilets (1) Built-in-Robes

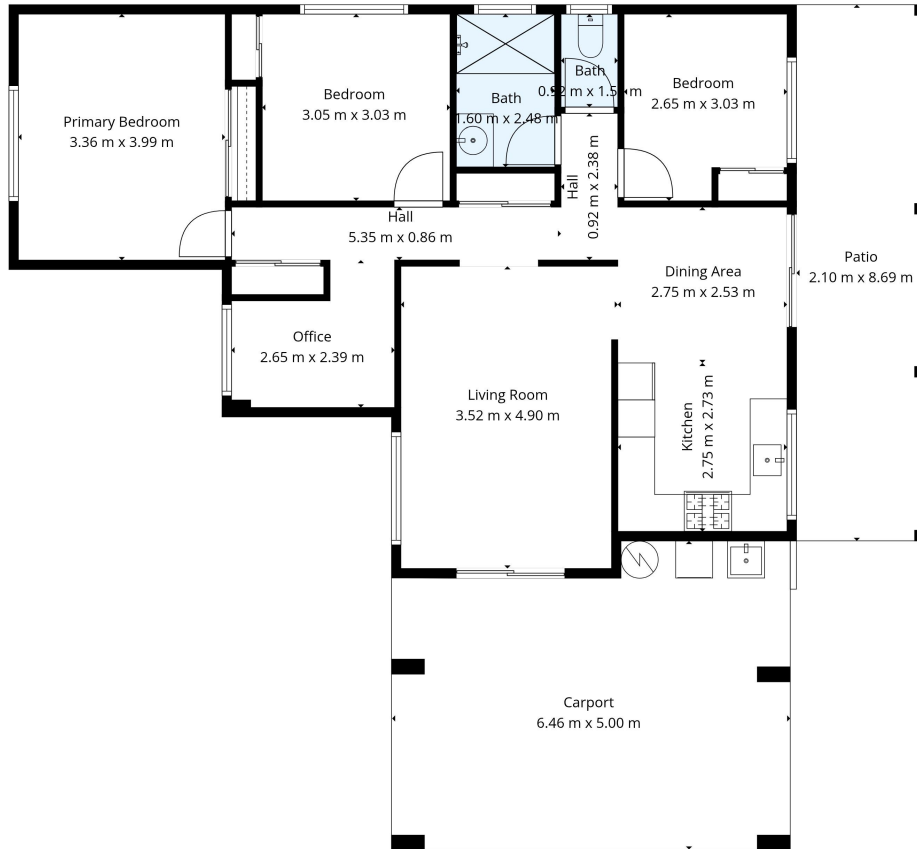
Craig Whaley 0412 169 554

Sales & Marketing Consultant | craig.whaley@ljhooker.com.au

LJ Hooker Townsville 07 44262125

Shop 18/39 Eyre Street, NORTH WARD QLD 4810
townsville.ljhooker.com.au | townsville@ljhooker.com.au





TOTAL: 86 m²
 FLOOR 1: 86 m²
 EXCLUDED AREAS: CARPORT: 30 m², PATIO: 18 m², WALLS: 7 m²

Measurements Are Accurate, But Not Guaranteed.

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