

## Bowen, 13 Hamilton Street

CLOSE TO GOLF COURSE AND BEACH.

Long term lease in place to Qld Government until 30 Th September 2025

4 Bedroom + formal lounge...

Modern Family Home Close to the Beach

We are delighted to present this stunning, modern property, perfectly situated in a family-friendly estate. This property is an ideal choice for families looking for a spacious home in a serene and safe neighborhood.

This beautiful home boasts four generously sized bedrooms, all equipped with built-in robes, providing ample storage space. The master bedroom features a private ensuite, offering a touch of luxury and convenience along with a walk in robe.. Additionally, there is a family-sized main bathroom, ensuring plenty of space for everyone during the morning rush.

The property is fitted with a split system air conditioning unit to the open plan dining/living area and to the master bedroom, ensuring comfort all year round. Whether it's the



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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/3D2RCF23](http://ljhooker.com.au/3D2RCF23)

**Contact**  
**Tony Doyle**  
0418 777 967  
[tdoyle@ljhbowen.com.au](mailto:tdoyle@ljhbowen.com.au)

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

sweltering summer heat or the chilly winter season, your family's comfort is guaranteed.

The home comes with a double garage, providing secure parking and additional storage space. The garage is conveniently connected to the main house, making it easy to transfer groceries and other items directly from your car.

With a land area of 830.00 sqm, there's plenty of space for children to play, for pets to roam, and for you to cultivate a beautiful garden or perhaps even install a pool.

The modern kitchen and open plan living areas provide a great space for family gatherings and entertainment. The design emphasizes natural light, creating a warm and inviting atmosphere throughout the home.

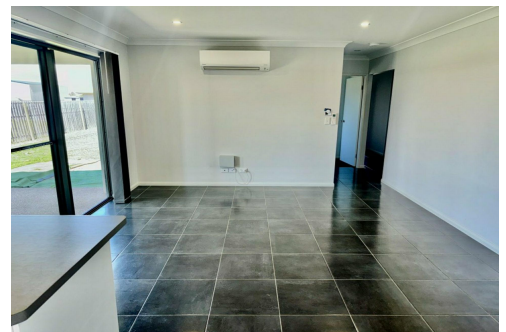
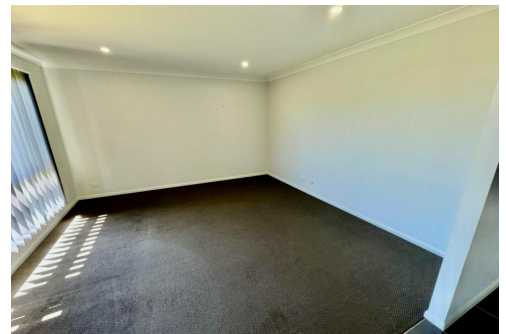
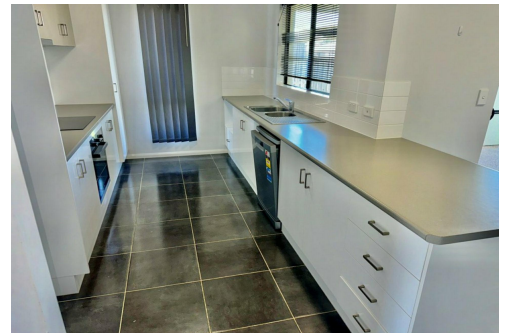
Located in Bowen, this property is in close proximity to local schools, shopping centers, parks, beach and other amenities. The suburb is known for its strong community spirit, making it an excellent place to raise a family.

This is an exceptional opportunity to secure a modern, spacious home in a sought-after location. Don't miss out on the chance to make this your family's new sanctuary. For more information or to arrange a viewing, please contact us today.

Current tenancy is with Queensland Government until 30th September, 2025 at \$580/week.

Rates \$ 3300 / year approx

Tony Doyle - 0418 777 967



## More About this Property

<b>Property ID</b>	3D2RCF23
<b>Property Type</b>	House
<b>Land Area</b>	830 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Tony Doyle 0418 777 967**  
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