



14a Lime Tree Court, Bowen

3 2 2

## PERFECT FAMILY HOME

Smartly appointed and filled with tasteful details and luxurious finishes, this modern house boasts incredible curb appeal and is waiting for you to come home.

The kitchen is stylish and practical, well-equipped with a gas cooktop, modern stainless steel appliances and plenty of bench space. It's filled with sunlight coming in from the sliding doors leading to the outdoor entertaining area, where you can enjoy meals and entertain family and friends.

Adjacent to it, you'll find the beautifully tiled open plan lounge / dining area, with an air conditioner and ceiling fans for your comfort.

The three bedrooms are comfortable and spacious, with built-in robes, ceiling fans and air conditioning. The well-equipped bathroom includes a shower and a deluxe tub with a separate toilet for your convenience.

Other features of this fantastic home include security screens fitted throughout, a two-car garage with an automatic roller door and a single manual roller door which takes you through to the back yard, great sized garden shed for extra storage space, a separate internal laundry and an easy to maintain yard.

**FOR SALE**

Please Call

**AGENTS**

Tony Doyle  
0418 777 967

[tdoyle@ljhbowen.com.au](mailto:tdoyle@ljhbowen.com.au)

**AGENCY**

LJ Hooker Bowen  
(07) 4786 2000

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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Ideally located, you'll be close to schools, shopping centres, and Bowen's beautiful beaches.

The property is currently occupied with Queensland Government tenants. The current lease is in place until 30/06/2026 with a rental income of \$2,520.24 per month. \$ 30,242 / year.  
No Body corporate fees , only 1/2 share of liability insurance which is \$ 1860 / year.

For an inspection contact:  
Tony Doyle - 0418 777 967  
tdoyle@ljhbowen.com.au

## MORE DETAILS

Property ID	3D327F23
Property Type	House
Land Area	160 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

**Tony Doyle 0418 777 967**  
Principal & Business Owner | tdoyle@ljhbowen.com.au

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