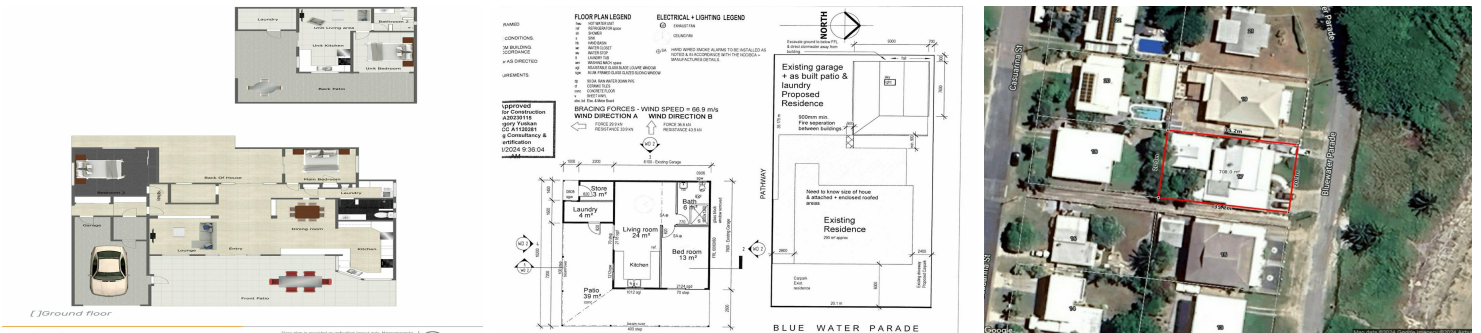




**SOLD**



## Bowen, 17 Bluewater Parade

Right on the Esplanade of Rose Bay Beach!!!

Experience the best of coastal living with this stunning studio home and Granny Flat. The water views are waiting for you at your doorstep.

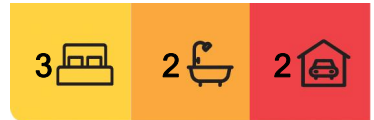
This unique property boasts an impressive location with ocean frontage and a secluded granny flat at the back of the property.

The highlight of this property is the stunning and uninterrupted water views. Imagine waking up to the soothing sounds of the waves lapping against the shore, or enjoying a cup of tea on your patio while watching the Whales play in the water. This is not just a home, but a lifestyle that offers tranquility and relaxation at every turn.

The heart of the home is undoubtedly the open-plan living area, which is serviced by a split system air conditioning unit, ensuring year-round comfort. The modern kitchen is a chef's delight, fitted with quality appliances and offering ample storage and preparation space.



**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.



**For Sale**  
Please Call  
[ljhooker.com.au/3D2RMF23](http://ljhooker.com.au/3D2RMF23)

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

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



Whether you're a first-time home buyer, a downsizer, or a property investor, this studio home is an excellent opportunity to get a foothold in the Bowen real estate market with spectacular Rose Bay outside your front door.

This is a rare opportunity to secure a property with such exceptional water views in Bowen. Don't miss out on the chance to make this your dream home or a valuable addition to your investment portfolio, with an additional granny flat at the back of the property. Contact Tony Doyle to arrange your private viewing 0418 777 967

House currently rented until 29/10/2024 @\$450 per week

Granny Flat rented until 31/05/2025 @\$280 per week

## More About this Property

<b>Property ID</b>	3D2RMF23
<b>Property Type</b>	House
<b>Land Area</b>	708 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Balcony Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Beachfront

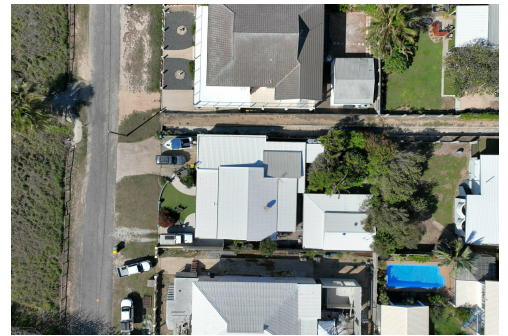
**Tony Doyle 0418 777 967**

Principal & Business Owner | [tdoyle@ljhbowen.com.au](mailto:tdoyle@ljhbowen.com.au)

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

1-36 Powell Street, BOWEN QLD 4805

[bowen.ljhooker.com.au](http://bowen.ljhooker.com.au) | [bowen@ljhbowen.com.au](mailto:bowen@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.