



## Bowen, 3 First Close

### Townhouse Close to Golf Course

Welcome to this 4-bedroom, 2-bathroom home, nestled in the serene suburb of Bowen. This property is offering a blend of style, comfort and convenience, all on a manageable 331.00 sqm land area.

The home features an open plan living and dining area, designed with a focus on indoor-outdoor flow, perfect for entertaining guests or enjoying family time. The kitchen is a chef's delight, equipped with modern appliances and plenty of storage space. The four bedrooms are spacious, offering ample room for a growing family or accommodating guests.

The two bathrooms are tastefully designed, featuring high-quality fixtures and fittings. The master bedroom boasts an ensuite, providing a private and luxurious retreat.

The single garage offers secure parking and additional storage space. The property is surrounded by a beautifully landscaped garden, providing a peaceful and private outdoor

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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/3D2QKF23](http://ljhooker.com.au/3D2QKF23)

**Contact**  
**Tony Doyle**  
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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.

space to relax and entertain.

Located in the sought-after Seabreeze Estate Bowen, this home is close to local amenities, schools, parks and public transport, offering a convenient lifestyle for its residents. On site Inground pool/ tennis court , basket ball court , common BBQ area. Estate features CTV cameras, and live in on site manager.

Don't miss this opportunity to own a piece of Bowen's real estate. This property is not just a house, but a home filled with warmth and charm, perfect for those who love to entertain.

With a current rent appraisal of \$550.00per week

For further information or to arrange a private inspection, please contact us today. This could be the dream home you've been waiting for.

Whitsunday Regional Council Rates : \$1,757.10

Body Corporate: \$3,177.66

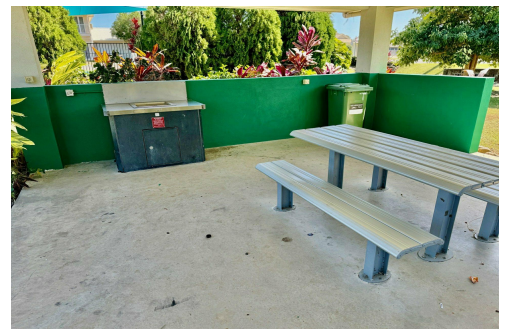
Building insurance: \$3,246.36

## More About this Property

<b>Property ID</b>	3D2QKF23
<b>Property Type</b>	House
<b>Land Area</b>	331 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Pool Tennis Court Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Tony Doyle 0418 777 967**  
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