



3 Hill Street, Bowen

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TWO FOR THE PRICE OF ONE!

A Rare Gem – Two Homes on a Spacious Block!
 What a beauty! This unique property offers two quality residences on a large block, providing the perfect opportunity for extended family living, rental income, or guest accommodation. Rent appraisal is \$ 600/week Front House. \$400/week Back. Total \$1000/week. Rates \$3425 /year.

Insurance \$ 3574 / year.

Front Home Features:

- Fully tiled throughout – ideal for low-maintenance living and keeping cool during summer.
- All bedrooms are air-conditioned and feature built-in robes for ample storage.
- A well-designed kitchen with modern fixtures and plenty of storage space. On Gas.
- Open-plan living and dining area – perfect for entertaining.
- Contemporary bathroom with separate bath and shower, plus a generous vanity.
- Internal laundry for added convenience. Throw in the solar for low power costs.

Rear Residence:

Attached to a spacious shed, this one-bedroom home is finished to a high standard:

- Modern kitchen and living area, stylishly appointed.

FOR SALE

Please Call

AGENTS

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

AGENCY

LJ Hooker Bowen
 (07) 4786 2000

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 **LJ Hooker**

- Spacious bathroom with walk-in shower, large vanity, and laundry facilities.
 - Comfortable bedroom with built-in robes.
- Extra Features:
- Three large water tanks to reduce water costs. 15,000 Gal
 - The shed provides additional storage or workshop space. Plus huge loft for storage.
- This property is the perfect blend of practicality, comfort, and investment potential.
Both properties are wired to take Gen sets if needed.
Don't miss out – contact us today to arrange your private inspection!

MORE DETAILS

Property ID	3D2Y7F23
Property Type	House
Land Area	1012 m2
Including	Air Conditioning Toilets (2) Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank 2 home on one block.

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

LJ Hooker Bowen (07) 4786 2000
1-36 Powell Street, BOWEN QLD 4805
bowen.ljhooker.com.au | bowen@ljhbowen.com.au

