

## Bowen, 3 Sixth Close

### Entertainers Delight

Standing proud in the heart of Seabreeze Estate you will find this low-set property that offers the perfect mix of a relaxed lifestyle and low maintenance appeal. It features a sunlit three-bedroom floor plan that will surely please a first-time homebuyer, downsizing family, investor or retiree.

Every bedroom is bundled with built-in wardrobes and brand new carpet floors. The main bedroom features a walk-in wardrobe and an ensuite bathroom. Accessible through the main door, the living room creates an inviting space to relax and entertain friends with large windows that welcome plenty of natural light. You will love the open-concept kitchen and dining area that seamlessly connects to the outdoor entertaining area.

The outdoor entertainment area has a great colorbond awning over the whole area including downlights. This adds the ideal space for family barbecues or a evening of entertaining friends, protecting you from the sun during the day and you don't have to

3

2

2

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/3D2U9F23](http://ljhooker.com.au/3D2U9F23)

**Contact**  
**Bonnie Kohlase**  
0414 339 081  
[bonnie.kohlase@ljhbowen.com.au](mailto:bonnie.kohlase@ljhbowen.com.au)



**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.

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

worry if it rains!

The estate is handy to all Queens Beach has to offer including a primary school, cinema and sports facilities. The estate also offers a sparkling inground pool, tennis court and BBQ amenities. The property is ideally located within a short 5-10 minute drive to Centre point Shopping Centre and Bowen's CBD. Into golf? Another bonus is that the property is located only two streets back from Bowen's beachfront Golf Course!

## More About this Property

Property ID	3D2U9F23
Property Type	House
Including	Ensuite Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

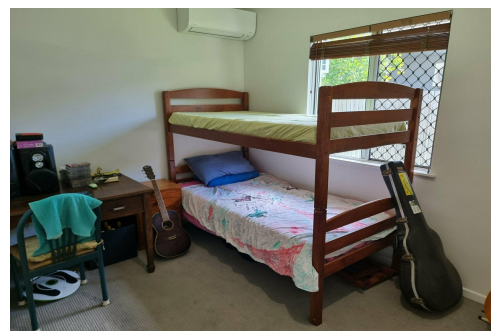
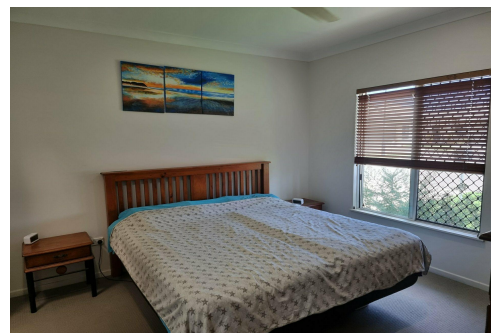
**Bonnie Kohlhasse 0414 339 081**

Sales Consultant | [bonnie.kohlhasse@ljhbowen.com.au](mailto:bonnie.kohlhasse@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)



**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.

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