



36 Seabreeze Crescent, Bowen

## Modern Comfort in Seabreeze Estate &ndash; Investment Opportunity with Secure Lease

Solid and well-maintained, this 3-bedroom, 2-bathroom home offers an excellent opportunity for investors seeking a set-and-forget property in the popular Seabreeze Estate, Bowen.

Set on a compact 360m<sup>2</sup> block, the home features durable rendered block construction with a Colourbond roof, along with a practical layout designed for easy living. Very close to golf course. Inside includes:

- Three bedrooms, master with ensuite
- Main bathroom with separate toilet
- Open living area with split system air conditioning
- A/C also to master bedroom + ceiling fans throughout
- Carpet and tiled flooring
- Functional kitchen with electric cooktop & dishwasher

Additional features include a double lock-up garage and a low-maintenance outdoor area.

Currently tenanted with a lease in place until 18th February 2027 rented at \$550 per week, providing immediate rental income and long-term security for investors.

RATES- \$ 3966 / year

3 2 2

**FOR SALE**  
\$550,000

**VIEW**  
By Appointment

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

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

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BODY CORP FEES- \$ 4100 before discount .  
Residents also enjoy access to a shared pool and BBQ area within the estate.  
Ideal investment in a sought-after coastal location. Close to Golf and Beach.

### MORE DETAILS

Property ID	3D37TF23
Property Type	House
Land Area	360 m2
Including	Ensuite Air Conditioning Toilets (2) Pool Tennis Court Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

**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)

