



36 Seabreeze Crescent, Bowen

3 2 2

Modern Comfort in Seabreeze Estate – 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 360m² 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

FOR SALE
\$550,000

VIEW
By Appointment

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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

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