

## Bowen, 40 Tollington Road

### GOLFERS' SPECIAL

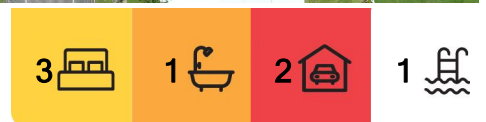
Charming Family Home with Pool in Bowen – Your Dream Awaits! Backing directly on to Bowen's famous beachfront links golf course. It does not get much better than this..

Welcome to your new oasis in the heart of Bowen! This delightful property offers the perfect blend of comfort, style, and entertainment, making it an ideal home for families and those who love to host gatherings.

#### Property Highlights:

- **Spacious Living:** This charming residence features three well-appointed bedrooms, providing ample space for family and guests. Each room is designed to maximize comfort and relaxation, ensuring everyone feels right at home.

- **Modern Amenities:** The single bathroom is thoughtfully designed and equipped with



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/3D2X2F23](http://ljhooker.com.au/3D2X2F23)

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



modern fixtures, making daily routines a breeze.

- Entertainer's Delight: Step outside to discover your very own private paradise! The expansive 1,012 sqm land area boasts a stunning pool, perfect for those hot summer days or hosting weekend barbecues. Imagine lounging by the pool, sipping on your favorite drink while the kids splash around!
- Gardener's Dream: The beautifully landscaped garden offers a serene escape and a wonderful space for gardening enthusiasts.
- Comfort Year-Round: Enjoy year-round comfort with split system air conditioning throughout the home, ensuring you stay cool in the summer and cozy in the winter.
- Ample Parking: With two garages, you'll never have to worry about parking again! Whether you have multiple vehicles, need extra storage space, or want a workshop, these garages offer endless possibilities.

This property is not just a house; it's a lifestyle. Located on the beach side golf course in Bowen, you'll have easy access to local amenities, schools, parks and beautiful beaches.

Don't miss your chance to own this fantastic home that perfectly balances relaxation and entertainment. Schedule a viewing today and envision the countless memories you'll create in this beautiful space!

Contact us now to make this dream home yours! Tony Doyle - 0418 777 967

## More About this Property

Property ID	3D2X2F23
Property Type	House
Land Area	1012 m2
Including	Air Conditioning Toilets (2) Pool Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Direct to the Golf course

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