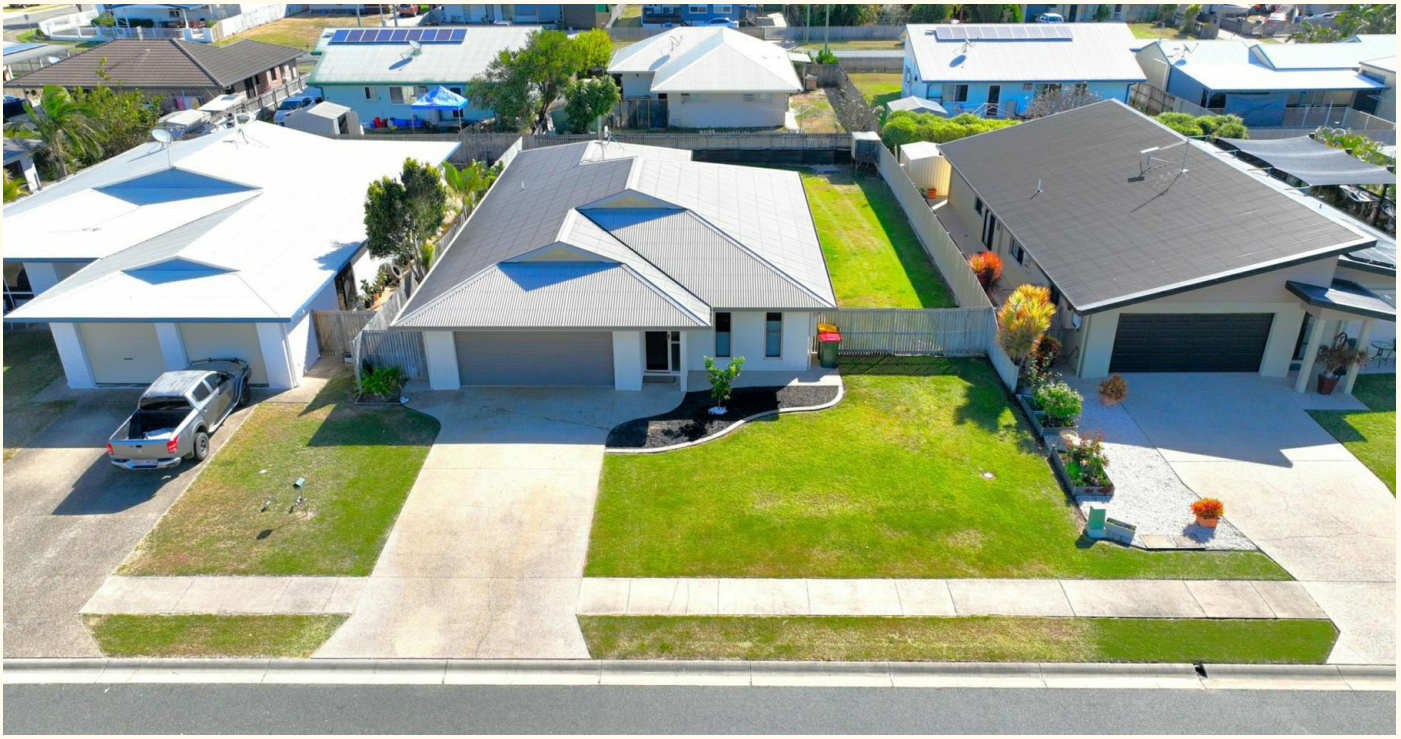








7 Lime Tree Court, Bowen

A Set-and-Forget Investment with Future Family Appeal

Space, Side Access & Secure Rental Income

Offering the space families are looking for and the security investors value, 7 Limetree Court presents an excellent opportunity on a generous 700m² block.

Well positioned in a quiet court, this four-bedroom, two-bathroom home combines practical family living with a strong investment proposition, making it an appealing option for buyers looking for an established property with long-term potential.

At the centre of the home is a functional kitchen with excellent storage, ample bench space and a practical layout that connects effortlessly with the open-plan living and dining area. Air conditioning provides year-round comfort, while the four-bedroom floor plan offers plenty of flexibility for families, guests or those wanting a dedicated home office.

The master bedroom is complete with its own ensuite, while the remaining bedrooms are serviced by the main bathroom.

4 2 2

FOR SALE
OFFERS WELCOME! $750,000

VIEW
By Appointment

AGENTS
Kayla Smith
0450 871 169
kayla.smith@ljhbowen.com.au

AGENCY
LJ Hooker Bowen
(07) 4786 2000

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Outside, the property really delivers on space. The covered alfresco area provides a comfortable extension of the living space, while the generous backyard offers room for children, pets, gardening or future improvements. Double side access adds an extra level of practicality, providing valuable access to the backyard for those needing room for vehicles, trailers, boats or additional storage.

A Secure Investment Today, A Home for Tomorrow

For investors, the property is currently secured by a fixed-term tenancy until 26 June 2027, providing an established rental income stream without the immediate need to find a tenant.

For owner-occupiers planning ahead, the existing tenancy provides the opportunity to secure the property now while allowing time to plan for your future move.

Property Highlights

· Four bedrooms
· Master bedroom with ensuite
· Two bathrooms
· Open-plan living and dining
· Functional kitchen with excellent storage and bench space
· Air conditioning
· Double garage
· Internal laundry
· Covered alfresco entertaining area
· Generous 700m² block
· Spacious backyard
· Double side access

Positioned within easy reach of Bowen's town centre, beaches and everyday conveniences, 7 Limetree Court offers the combination of space, practicality and investment security that can be increasingly difficult to find.

Whether you're adding to your investment portfolio or securing a future family home, this is an opportunity worth putting on your inspection list.

Some images are virtually staged for advertising purposes.

Contact Kayla - 0450 871 169 today to arrange your inspection.

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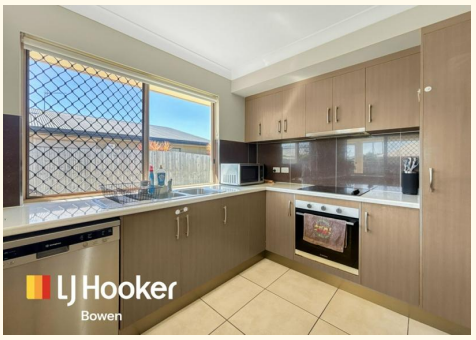
MORE DETAILS

Property ID	3D3B0F23
Property Type	House
Land Area	700 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

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