



11 Melanie Court, Boyne Island

Elevated Privacy & Modern Family Living

Positioned at the very top of the hill in a quiet cul-de-sac and backing onto peaceful bushland, this beautiful modern home offers an exceptional sense of privacy, space and lifestyle. With no rear neighbours and elevated views, it's the perfect retreat for families seeking comfort, functionality and a tranquil setting.

The home features four well-appointed bedrooms, all with built-in robes and ceiling fans. Bedrooms one and two enjoy elevated views, while the master suite is a standout, complete with air conditioning, walk-in robe, stylish ensuite with stone benchtops, double vanity and shower, plus direct access to the deck — ideal for relaxing and taking in the outlook.

At the heart of the home is the airconditioned open-plan living and dining area, seamlessly connected to a sleek galley-style kitchen. Designed for both everyday living and entertaining, the kitchen is equipped with stone benchtops, induction cooktop, dishwasher and ample storage.

The main bathroom is modern and family-friendly, offering a deep bath, stone benchtops and a separate toilet. Security screens

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FOR SALE
Please Call

AGENTS

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AGENCY

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throughout the home provide peace of mind, while thoughtful inclusions enhance both comfort and efficiency.

Step outside and enjoy the lifestyle on offer — an inground swimming pool, sandpit for the kids, small garden shed and a water tank that services the toilets and washing machine. Energy efficiency is well covered with a substantial 13kW solar system, helping to keep running costs to a minimum.

Additional features include:

- 4 bedrooms, 2 bathrooms
- Double lock-up garage
- Airconditioned Open-plan living and dining
- Modern galley kitchen with stone benchtops
- Air conditioning to master and bedrooms 1 & 2
- Deck access from the master bedroom
- Inground swimming pool
- Bushland backdrop with no rear neighbours
- Water tank servicing toilets and washing machine
- 13kW solar system
- Quiet cul-de-sac position

Offering privacy, elevated views and a modern family-friendly layout, this outstanding Boyne Island property is one not to be missed. Enquire today to arrange your inspection.

MORE DETAILS

Property ID	3FJ1W
Property Type	House
Land Area	1384 m2

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