



11 Tulipwood Circuit, Boyne Island

GOOD SIZE FAMILY HOME IN QUIET ESTATE

Welcome to this lovely low-set brick-rendered home, perfectly nestled on an expansive 803 m² block in the sought-after Riverstone Rise estate. This tranquil neighborhood offers a serene lifestyle while being conveniently located within walking distance to lush playgrounds, beautiful parklands, and peaceful ponds—ideal for relaxation and family outings.

Property Features:

- **Spacious Living:** Enjoy four generously-sized bedrooms, each featuring built-in robes and air conditioning for year-round comfort. The master suite boasts a private ensuite complete with a toilet, vanity, and a large shower, ensuring your personal retreat is both luxurious and functional.
- **Family Comfort:** The well-appointed family bathroom includes a shower, vanity, and a deep bath, perfect for unwinding after a long day. A separate toilet adds convenience, making mornings a breeze.
- **Open-Plan Layout:** The heart of the home is the expansive air-

4 2 2

FOR SALE
\$698,000

VIEW
By Appointment

AGENTS

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conditioned living area, seamlessly connecting to the stylish galley-style kitchen. Equipped with granite countertops, a dishwasher, an electric oven, and a stove, this kitchen offers both functionality and elegance, complemented by ample storage for all your culinary needs.

- **Additional Space:** A secondary living area presents the perfect opportunity to create a cozy media room, tailored to your family's entertainment needs.
- **Outdoor Living:** Step outside to the rear patio, where you can enjoy alfresco dining or simply relax in your fully fenced yard, designed for children and pets to play freely.
- **Practical Amenities:** A double lock-up garage with internal access, high ceilings throughout, and security screens enhance your living experience, providing peace of mind and convenience.

Don't miss the chance to break free from the rent cycle and secure this lovely home for your family. Make the call today to schedule a viewing and take the first step toward your new beginning in Riverstone Rise!

For inquiries and appointments, contact us today!

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, and the information has been obtained from sources we believe to be reliable, prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Where used, digitally edited photographs are limited to the removal of personal items to protect the occupants' privacy and assist buyers in visualising the space. No permanent fixtures, property features or structural elements have been altered unless otherwise disclosed. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.

MORE DETAILS

Property ID	CGJ1W
Property Type	House
Land Area	803 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage

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