



14 Brush Tail Court, Boyne Island




## Family Living Made Easy With Pool in Boyne Island

Nestled in the beautifully landscaped Riverstone Rise Estate, this fantastic family home offers the perfect blend of comfort, style, and convenience. Built by Dixon Homes in 2013, the property sits on a generous 777m<sup>2</sup> block in a quiet cul-de-sac, complete with a sparkling saltwater pool with off street parking for a boat or caravan. This property would be ideal for families who love both relaxing at home and or entertaining.

Inside, the thoughtful layout is designed with family living in mind. The master bedroom, located at the front of the home and separate from the other bedrooms, is perfect for shift workers or those parents wanting their own space away from the teenagers.

Features include:

- Open plan, air-conditioned living, dining, and kitchen area
- Central kitchen with gas cooktop, electric oven, double pantry, and dishwasher
- Master bedroom with air conditioning, his and her robes (walk-in robe & sliding door robe), double blinds and spacious ensuite
- Three additional bedrooms all with fans and built-in robes (two with air conditioning)

4  2  2 

**FOR SALE**

Please Call

**AGENTS**

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**AGENCY**

LJ Hooker Boyne | Tannum  
(07) 4973 7277

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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**

- Main bathroom with lovely deep bath to soak in, shower and vanity - separate toilet
- Covered outdoor patio and pergola with a bar area on a deck, overlooking the pool &mdash; perfect for summer entertaining and being able to have a drink while watching the kids in the pool
- Sparkling saltwater fibreglass pool the whole family will love
- Double remote garage incorporating the laundry
- Side access via double gates to the fully fenced rear yard
- 777 m2 block with easy maintenance landscaped gardens
- Extra parking area at the front of the house adjacent to the garage. Perfect for off street parking for the boat or caravan
- No rear neighbours &mdash; an easement along the back boundary ensures privacy

The floor plan enhances the living experience, featuring an outdoor area that serves as a natural extension of the home.

Located less than 10 minutes to Boyne Island and Tannum Sands, and just 20 minutes to Gladstone, Riverstone Rise offers the best of family friendly living. Enjoy walking tracks, lakes, playgrounds, and childcare facilities all within the estate. The beautifully landscaped entrance to this estate sets the tone for this vibrant community, both day and night.

This is sure to be a popular listing. If you can not make the open home, call to arrange an inspection time.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

## MORE DETAILS

Property ID	GJ1W
Property Type	House
Land Area	777 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Pool
	Deck
	Dishwasher
	Built-in-Robes
	Fully Fenced

**Jenny Branthwaite 0439 738 820**

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