



18 Alexander Street, Boyne Island

## Down by the Riverside

Set in a peaceful pocket just moments from the river, this spacious family home offers the perfect blend of comfort, practicality and lifestyle. Positioned on completely flat land and fully fenced for privacy and security, it's ideal for families who love room to move and easy access to the outdoors.

Inside, the home features four bedrooms, with the main bedroom offering airconditioning, an ensuite and double robes. Just off the front bedroom is a versatile additional living space &ndash; perfect as a home office, parents' retreat or quiet sitting room.

The heart of the home is the open plan living and dining area, complete with airconditioning for year round comfort. The spacious kitchen is well appointed with a dishwasher and ample bench space, making everyday living and entertaining a breeze. A large main bathroom services the remaining bedrooms with ease.

Step outside to enjoy the private front patio &ndash; a relaxing space to unwind and take in the tranquil surroundings. Car accommodation is well catered for with a double carport, additional space for extra vehicles or a boat, plus gated side access ideal for bikes and added storage.

4  2  2 

### FOR SALE

Offers over \$680,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

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 **LJ Hooker**

Conveniently located close to the river, boat ramp, walkway, school and shops, this property delivers a relaxed lifestyle in a sought after setting.

Currently tenanted until 3rd August 2026, this home also presents an excellent investment opportunity with secure rental income in place, making it equally appealing to investors and future owner occupiers planning ahead.

Positioned near the river, this spacious family home presents an exciting opportunity with lots of potential to add value.

- Disclaimer: The images are indicative only and are presented for illustrative purposes. While we strive to present the actual condition of the property, we strongly suggest that prospective buyers take the time to visit the property

## MORE DETAILS

Property ID	6VJ1W
Property Type	House
Land Area	693 m2

**Lisa Emmert 0438 737 769**

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