

Boyne Island, 2 Bluewater Drive

LIFESTYLE PROPERTY WITHOUT COMPROMISE

Sometimes we come across properties that are unique and inspired, this is one of those properties.

Discover the perfect retreat nestled in the heart of Boyne Island! This stunning property, just under 1 acre, offers an idyllic lifestyle with breathtaking river views.

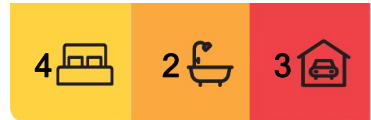
Step inside to be greeted by the allure of beautiful polished timber floors, high raked ceilings and architectural design, adding a touch of elegance to every corner. The 2-way veranda provides a seamless connection between indoor and outdoor living, allowing you to soak in the serene surroundings and enjoy the gentle river breezes.

PROPERTY HIGHLIGHTS

* 3498m² of natural gardens where the owners have left a minimal footprint whilst constructing



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Please Call

View
ljhooker.com.au/W2QGW2

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LJ Hooker Boyne | Tannum
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- * 2 Storey rock solid home built to perfection
- * Large foyer entry- While the entry void and clerestory may appear to be architectural design features they are in fact designed to provide through draft and ventilation for passive cooling together with ceiling fans. So air-conditioning is not needed for any but extreme conditions. The remote-controlled clerestory louvers also allow the residents to control the internal pressure in the event of a cyclone. The wide veranda and roof overhangs are designed to provide shading throughout the warmer months while allowing the sun to provide heat to the walls in winter.
- * 4 bedrooms with master boasting walk in robe and spacious ensuite
- * Family bathroom on lower level & family room with kitchenette provides a handy area for guests
- * Open plan living areas on upper level with adjoining veranda access
- * Stylish kitchen complete with Granite benches, timber cabinetry, dishwasher, plumbed fridge space, electric oven and separate grill, electric stove - not to mention you also get to enjoy the view whilst cooking
- * Central laundry room with 3rd shower & toilet
- * 2 Way veranda's (modwood construction) for easier maintenance - offering the most amazing uninterrupted river views
- * Double remote lock up garage with workshop area to tinker
- * Separate carport and 2nd workshop
- * Environmental design which includes - through-flow ventilation which with the clerestory ensures that passive cooling is sufficient except in the most extreme conditions.
- * There is an evacuated-tube solar hot water system which rarely requires operation of the electric booster.,
- * 2.1 kW Photovoltaic Solar System,
- * Selection and operation of energy efficient lighting and appliances together with the 2.1kW Photo-voltaic system means that we never need to pay electricity bills.
- * Rain water tanks totaling 25000 Litres capacity provide water for laundry, toilets and for additional garden watering
- * The surrounding vegetation also serves to moderate temperature

Privacy and tranquility are guaranteed in this private oasis, where you can escape the hustle and bustle of everyday life with a simple walk through the many walkways and bridges or maybe a sit around the fire pit area for cozy winter gatherings.

The immaculate condition of the property ensures that you can move in and start creating memories without a worry.

Don't miss out on this rare opportunity to own a piece of paradise. Contact us today to arrange a viewing and experience the peaceful ambiance yourself!

More About this Property

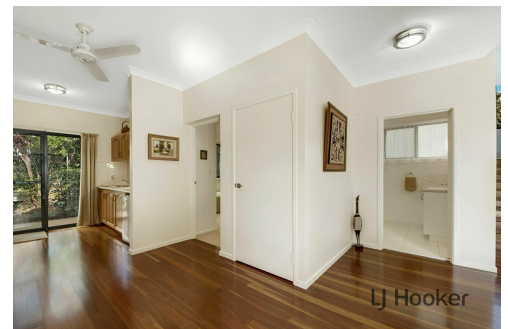
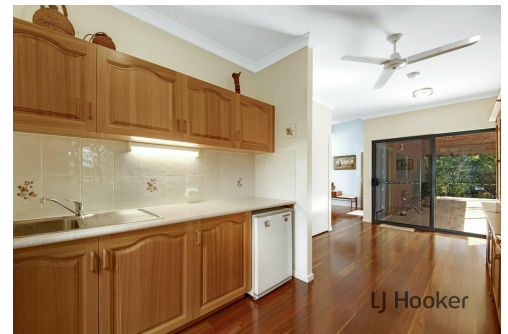
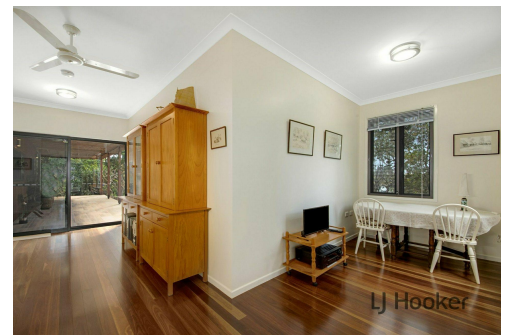
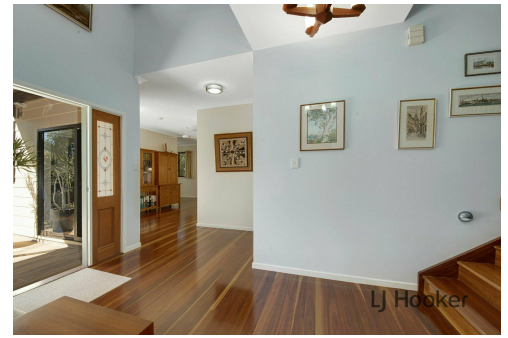
Property ID	W2QGW2
Property Type	House
Land Area	3498 m ²
Including	Ensuite Toilets (3) Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Remote Garage

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