



4 Crest Avenue, Boyne Island

A Rare Slice of Space in the Heart of Boyne Island

Over half an acre in the heart of Boyne Island? Unheard of — until now.

Set across an impressive 2,821m² allotment spanning two titles, this exceptional property offers a rare combination of space, versatility and convenience, all just moments from the river and boat ramp.

If size is what you are looking for, this property certainly delivers.

From the moment you step inside, the generous proportions become apparent. The home features four spacious bedrooms, with two boasting their own ensuites, while the main bedroom includes a walk in robe and beautiful plantation shutters. The home is air conditioned and also offers a separate study, providing the perfect space for working from home.

There is no shortage of room to relax and entertain, with multiple living areas designed to accommodate the whole family. The open plan living area is impressively large, complemented by a substantial family room, and dining area that opens directly onto the expansive deck. A separate sitting room, complete with plantation shutters,

4 3 5

FOR SALE
\$1,250,000

VIEW
By Appointment

AGENTS

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provides another comfortable space to unwind.

The generous kitchen offers ample cupboard storage, a walk in pantry, dishwasher and plenty of bench space — making it well suited to both everyday family life and entertaining.

The bathrooms have been thoughtfully modernised, plus a spacious laundry adds another practical feature, providing plenty of room. The expansive deck provides an outstanding outdoor living space. Some sections feature roll down blinds, allowing the area to be enjoyed in a range of weather conditions, while the lovely outlook adds to its appeal. Security screens throughout provide additional peace of mind.

And then there is the space outside.

With up to five car accommodation, there is plenty of room for vehicles, boats, trailers and recreational equipment. A small storage room provides additional space for garden equipment, while the 6x12m powered shed is positioned on the vacant block, offering even more potential and versatility.

The property's location is another major attraction. Shops, doctors, the library, boat ramp and the river are all conveniently close, giving you the best of both space and lifestyle.

Properties offering this much land, living space and this level of convenience are rarely offered for sale in Boyne Island.

If you've been searching for something with room to move, room to entertain and room to make your own, this is one property that deserves to be seen.

Come and experience the size, space and potential for yourself — inspect today.

- 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	F3J1W
Property Type	House
Land Area	2821 m2

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