






5 Swains Court, Boyne Island

## CHARMING FAMILY HOME WITH RIVER VIEWS IN A TRANQUIL CUL-DE-SAC

Welcome to your dream home—a solid two-story family residence that perfectly balances comfort, style, and functionality. Nestled in a peaceful cul-de-sac, this immaculate property offers river views & amazing breezes, making it an ideal retreat for your family.

This home has stood the test of time, showcasing a robust design that is ready for its next loving family. The current owners, now empty nesters, have meticulously maintained every corner, ensuring it's in pristine condition.

As you step inside, you are greeted by a welcoming foyer that leads to a spacious tiled rumpus room, featuring plantation shutters and a built-in TV cupboard, along with ample storage space under the stairs. The lower level also includes a convenient second bathroom equipped with a basin, toilet, and shower, as well as a dedicated laundry room, making household chores a breeze. A double lock-up garage with a storeroom adds to the practicality, and an outdoor entertainment area is perfect for gatherings or quiet family time.

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### FOR SALE

Offers Over \$789,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Boyne | Tannum

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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.

 LJ Hooker

Ascend the internal timber stairs to discover a large open-plan lounge and dining area, adorned with stunning polished floors and fully air-conditioned for year-round comfort. Step out onto the front balcony, where you can soak in the beautiful river views and refreshing breezes. The expansive kitchen is a chef's dream, complete with a glass cooktop, electric wall oven, and a window that opens to the deck—ideal for entertaining.

The home features four spacious bedrooms, each equipped with built-in robes for ample storage. The master bedroom enjoys the luxury of air-conditioning, ensuring a comfortable retreat. A thoughtfully designed family bathroom includes a bath, vanity, shower, and a separate toilet for added convenience.

Outside, the huge rear upper timber deck is perfect for alfresco dining or relaxation, while the solar hot water system promotes energy efficiency. Security screens throughout provide peace of mind, and the fully fenced property includes a garden shed for additional storage.

This home is not just a property; it's a lifestyle waiting to be embraced. With its thoughtful design and prime location, it's ready to be lived in and loved just as much as the current owners have cherished it. Don't miss the opportunity to make this exceptional house your family's new home. Schedule a viewing today and experience the perfect blend of comfort, space, and scenic beauty!

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	91J1W
Property Type	House
Land Area	608 m <sup>2</sup>
Including	Air Conditioning Toilets (2) Balcony Deck Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Solar Hot Water

**Cheryl Kurtz 0408 988 093**

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