







6 Bellemere Court, Boyne Island

Endless Potential - Close To The River

3 2 2

FOR SALE
$685,000

VIEW
By Appointment

AGENTS
Lisa Emmert
0438 737 769
lemmert.boynetannum@ljhooker.com.au

AGENCY
LJ Hooker Boyne | Tannum
(07) 4973 7277

Positioned in a handy Boyne Island location, this highset home offers comfortable living, generous outdoor entertaining and exciting potential for those seeking extra space or dual living possibilities.

Upstairs features three bedrooms, all complete with built in robes, the main boast a box airconditioner along with a separate airconditioned lounge room. The tidy kitchen offers a gas cooktop and easy access to the expansive rear deck, creating a practical space for everyday living and entertaining.

A central family bathroom includes a shower over bath combination and a large vanity, while the front verandah provides another inviting spot to relax and enjoy the surroundings.

Downstairs is where the possibilities really open up. A large rumpus room with an existing sink area offers excellent flexibility, with potential to create a second kitchen, additional living space or even a fourth bedroom, subject to the necessary approvals. A second bathroom downstairs adds further convenience and functionality.

Outside, the property continues with front and rear external stair

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access, a double lock up garage, side access and a good sized yard with plenty of room to enjoy.

Conveniently located close to the river, this property presents an appealing opportunity for investors, families or buyers looking for a home with room to grow and add value.

The property is currently tenanted until May 2027, making it an attractive option for investors seeking an established rental opportunity.

Please note: Internal photographs are approximately two years old and may not reflect the property's current presentation. Call Lisa today.

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, and the information has been obtained from sources we believe to be reliable, prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Where used, digitally edited photographs are limited to the removal of personal items to protect the occupants' privacy and assist buyers in visualising the space. No permanent fixtures, property features or structural elements have been altered unless otherwise disclosed. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.

MORE DETAILS

Property ID	GXJ1W
Property Type	House
Land Area	630 m2

Lisa Emmert 0438 737 769
Sales Agent | lemmert.boynetannum@ljhooker.com.au

LJ Hooker Boyne | Tannum (07) 4973 7277
Tannum Arcade, 1 Garnet Road & Hampton Drive, TANNUM SANDS QLD 4680
boynetannum.ljhooker.com.au/ |
admin.boynetannum@ljhooker.com.au











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