



7 Kilman Court, Boyne Island

Comfort, Convenience & Cool Breezes

Tucked away in a quiet cul de sac in the heart of Boyne Island, this beautifully presented highset home combines modern updates, versatile living and a relaxed lifestyle, all within easy reach of local shops, schools and the picturesque Boyne River.

Designed to capture cooling breezes, the home is spread over two levels. Downstairs features a generous air conditioned bedroom with its own ensuite, making it the perfect retreat for guests, teenagers or extended family. The double lock up garage with remote roller doors provides secure parking and internal access to the home.

Upstairs is warm and inviting, with two well sized bedrooms complete with built in robes, while one also enjoys air conditioning and direct access to the verandah. The airconditioned lounge room opens onto a private rear patio, creating a seamless connection between indoor and outdoor living.

At the heart of the home is the stylish modern kitchen, featuring induction cooktop, pyrolytic oven and a new dishwasher. Overlooking the combined dining area, it offers a functional layout ideal for both everyday living and entertaining. New flooring throughout the upper

3 2 2

FOR SALE
Please Call

AGENTS

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

AGENCY

LJ Hooker Boyne | Tannum
(07) 4973 7277

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Interested parties must rely solely on their own enquiries.



level and a new laundry bench add a fresh contemporary touch.

Step out onto the expansive verandah and unwind while taking in the peaceful outlook. Complete with a built in high timber table and outdoor blinds, this inviting space is perfect for entertaining family and friends or simply enjoying the beautiful Boyne Island breezes.

Set on a beautifully maintained block, the property also features a 6.6kW solar system, side access with room for a tinny or trailer, and a fully usable yard with plenty of space to enjoy.

Offering comfort, practicality and an enviable location close to shopping, schools, walking paths and the river, this immaculate home presents an outstanding opportunity to embrace the Boyne Island lifestyle.

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	CPJ1W
Property Type	House
Land Area	712 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

