



9 Alexander Street, Boyne Island

## Charming Modern Home with Outdoor Oasis & Shed

Discover the perfect blend of comfort and convenience in this modern family home, beautifully positioned on a spacious 608m<sup>2</sup> block, just moments from the river and boat ramp. Enjoy a relaxed lifestyle in a vibrant community!

### PROPERTY FEATURES

- **Inviting Living Space:** Air-conditioned for year-round comfort, creating a welcoming atmosphere for family gatherings.
- **Gourmet Kitchen:** Equipped with a 900mm oven, induction cooktop, dishwasher, and stylish island bench—ideal for culinary enthusiasts.
- **Spacious Bedrooms:** Three generous bedrooms featuring built-in robes; two come with air conditioning for added comfort.
- **Luxurious Bathroom:** A stylish retreat boasting a separate shower, freestanding bath, and sleek vanity for your relaxation needs.
- **Practical Amenities:** Separate toilet and modern laundry with external access for convenience.
- **Outdoor Entertaining:** Expansive side patio, perfect for hosting family and friends in a tranquil setting.

### PROPERTY HIGHLIGHTS

- **Versatile Shed:** A 6m x 6m shed with side access, perfect for

3 1 2

**FOR SALE**  
\$670,000

**VIEW**  
By Appointment

**AGENTS**  
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- storage, a workshop, or pursuing hobbies.
- Family-Friendly Yard: Fully fenced yard, providing a safe and fun space for kids and pets to play.
  - Ideal Location: Close to the river, boat ramp, and scenic walking tracks, ensuring endless opportunities for outdoor adventures.

Don't miss the chance to make this delightful home your own—where modern living meets an outdoor lifestyle!

## MORE DETAILS

Property ID	ARJ1W
Property Type	House
Land Area	608 m2
Including	Air Conditioning Toilets (1) Dishwasher Built-in-Robes

**Cheryl Kurtz 0408 988 093**

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