



## Boyne Island, 9 Valley Way

### Lowset Brick Home in Prime Location

This immaculately presented lowset brick home offers exceptional comfort and convenience, featuring:

4 Airconditioned Bedrooms &dash; The spacious master suite includes an ensuite and walk-in robe, providing a private retreat.

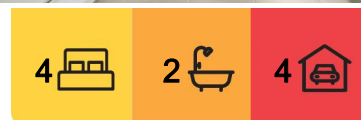
Airconditioned Lounge & Dining &dash; A relaxed living space perfect for both entertaining and everyday family living.

Modern Kitchen &dash; Equipped with a brand-new pyrolytic oven, new induction cooktop, and a dishwasher for effortless cooking and cleaning.

Main Bathroom &dash; Featuring a shower, vanity, and bath, with a separate toilet for added convenience.



**Disclaimer:** 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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/WBGGW2](http://ljhooker.com.au/WBGGW2)

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**LJ Hooker Boyne | Tannum**  
**(07) 4973 7277**

Internal Laundry &dash; Practical and functional with easy access to the outside.

Double Lock-Up Garage &dash; Secure parking for two vehicles with ample storage.

Undercover Outdoor Patio &dash; Perfect for outdoor entertaining and enjoying the fresh air.

Spacious Shed &dash; A huge 8m x 5.5m shed with a 4.8m high with a 3.4m clearance, ideal for extra storage, a workshop, or housing your boat or caravan.

Electric Side Gate &dash; Added privacy and convenience with secure access to the property.

Security Screens Throughout &dash; Ensuring peace of mind for your family.

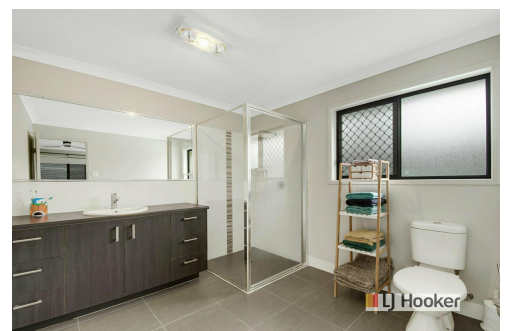
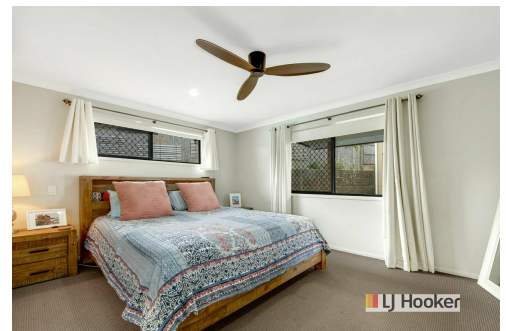
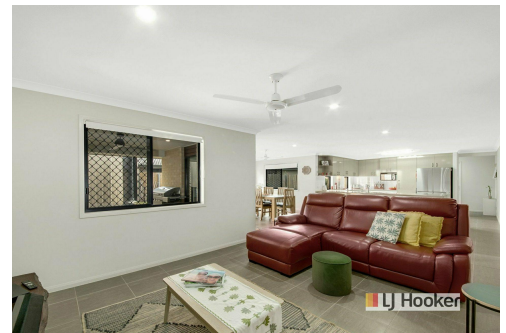
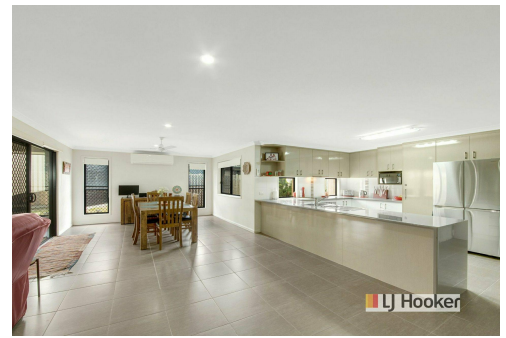
Location Perks:

Walking distance to local sporting fields

Close to the river and bike tracks for outdoor activities

This fantastic property combines comfort, space, and convenience in a sought-after location. Don't miss your chance to inspect this stunning home&dash;contact us today!

**\*\*Disclaimer\*\*** Please note that the pool is not included in the sale



## More About this Property

<b>Property ID</b>	WBGW2
<b>Property Type</b>	House
<b>Land Area</b>	720 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

**Cheryl Kurtz 0408 988 093**

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