



5A Pittsbay Crescent, Boyne Island

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## Low Maintenance Living in the Heart of Boyne Island

Whether you are entering the property market, downsizing, purchasing your first home or adding to your investment portfolio, this well presented villa in Boyne Island offers an excellent opportunity.

Positioned in a highly convenient location, the home is within easy walking distance to local shops, schools, daycare facilities and the river, making everyday living both practical and enjoyable.

The villa features two bedrooms, each fitted with built in robes, with the main bedroom offering new air conditioning for year round comfort. The air conditioned lounge flows through to the kitchen, while an additional air conditioned sunroom provides a versatile space to relax or entertain. A tidy bathroom and a large functional laundry further enhance the home's practicality. Security screens are fitted throughout, providing added peace of mind.

Completing the property is a lock up carport and a small, low maintenance fenced yard, ideal for a small dog or cat. Importantly, there is no body corporate, offering added flexibility and value.

Well located, comfortable and easy to maintain, this property presents

**FOR SALE**

Please Call

**AGENTS**

Lisa Emmert

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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**

an opportunity not to be missed. Make your move today - this villa will not last long.

- Disclaimer: The images are indicative only and are presented for illustrative purposes. While we strive to present the actual condition of the property, we strongly suggest that prospective buyers take the time to visit the property.

## MORE DETAILS

Property ID                    4EJ1W  
Property Type                Villa  
Land Area                     401 m2

**Lisa Emmert 0438 737 769**

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