

## Tannum Sands, 13 Elizabeth Street

### Potential Plus in 'Old Tannum'

Looking for a property you can put your own touch to, then consider 13 Elizabeth Street Tannum Sands. Situated in the popular "Old Tannum" area it's central location means you are within walking distance to the beach as well as the shopping centre, medical centre, cafes and Tannum Hotel.

This really is a property you need to view, as street front appearances are quite deceiving.

Come inside to discover:-

- Spacious lounge with adjoining dining area
- Great sized kitchen with upright electric stove with griller and oven, plenty of bench space with storage including overhead cabinetry
- Bathroom with shower over bath, vanity and toilet
- 3 bedrooms, all with fans - master bedroom with sliding door robe



**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.

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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/W21GW2](http://ljhooker.com.au/W21GW2)

**Contact**  
**Jenny Branthwaite**  
0439 738 820  
[jennyb.boynetannum@ljhooker.com.au](mailto:jennyb.boynetannum@ljhooker.com.au)

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



- Rear verandah with access from the dining area - a tranquil area to have a cuppa and listen to the birds singing in the trees
- External stairs for access to the rear yard
- Under the house is an amazing area to store your vehicles
- Secure storage room plus the laundry room

This property is perfectly fine to live in as is. It does have potential for someone with a little vision and flair, to transform it into something special.

Any viewings will be by appointment only. Make the call to Jenny to arrange suitable viewing times with the required notice for the current tenant.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

## More About this Property

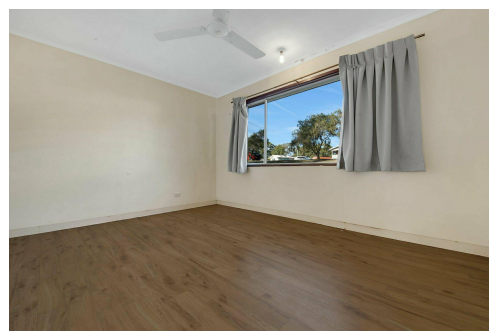
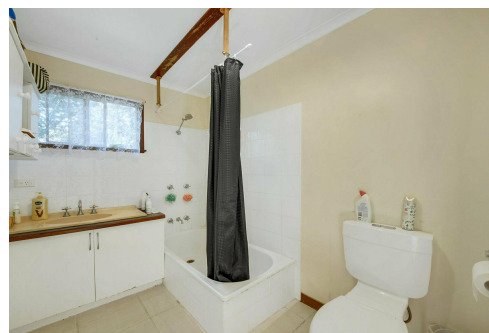
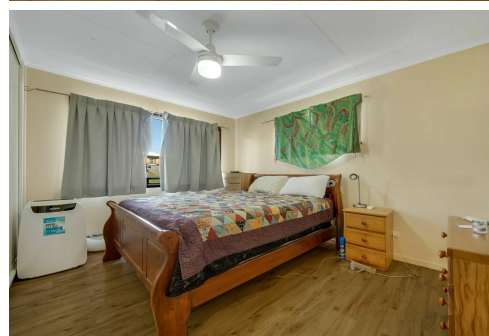
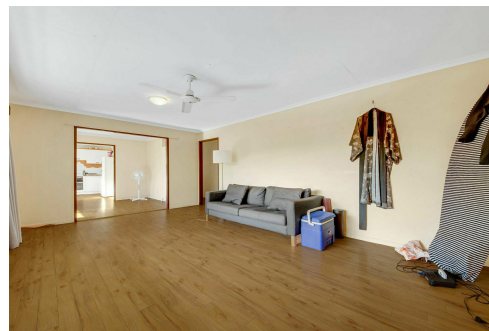
<b>Property ID</b>	W21GW2
<b>Property Type</b>	House
<b>Land Area</b>	607 m <sup>2</sup>
<b>Including</b>	Toilets (1) Balcony

**Jenny Branthwaite 0439 738 820**

Sales Consultant | [jennyb.boynetannum@ljhooker.com.au](mailto:jennyb.boynetannum@ljhooker.com.au)

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Tannum Arcade, 1 Garnet Road & Hampton Drive, TANNUM SANDS QLD 4680  
[boynetannum.ljhooker.com.au](mailto:boynetannum.ljhooker.com.au) | [admin.boynetannum@ljhooker.com.au](mailto:admin.boynetannum@ljhooker.com.au)



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