






26 Pleasant Avenue, Tannum Sands

## GOOD SOLID INVESTMENT

Nestled in a family-friendly neighborhood, this low-set double cavity brick home offers the perfect blend of comfort, convenience, and charm. With an elevated position adjacent to Apex park, you'll enjoy serene views and a vibrant community atmosphere, all just a stone's throw from shops, schools, and an easy stroll to the beach.

### Key Features:

- **Spacious Living Areas:** Experience a variety of living spaces designed for both relaxation and entertaining. The galley-style kitchen overlooks a cozy family room, making meal prep a breeze while staying connected with loved ones. The large sunken lounge, adorned with high ceilings and exposed timber beams, creates an inviting ambiance for gatherings.
- **Comfortable Bedrooms:** The home boasts three well-appointed bedrooms, each featuring built-in robes for ample storage.
- **Two-Way Bathroom:** Convenience is key with a thoughtfully designed two-way bathroom, complete with a bath, vanity, and shower, plus a separate toilet for added privacy.
- **Outdoor Oasis:** Step outside to your private rear patio, perfect for

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### FOR SALE

\$645,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Boyne | Tannum

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 **LJ Hooker**

alfresco dining or unwinding with a drink at the built-in bar area. The fenced yard provides a safe haven for children and pets to play.

- **Practical Amenities:** A large laundry utility room and single carport with a fully enclosed brick storeroom ensure ample space for all your needs. Plus, enjoy the added benefit of side access to the yard.

#### Investment Opportunity

This property is not just a home; it's an excellent opportunity for first-time homebuyers or savvy investors. Currently tenanted until August 8, 2026, you can step into immediate rental income while planning your future.

Don't miss out on this rare chance to secure a unique family home in a prime location. Contact us today to arrange a viewing and take the first step toward making this wonderful property your own!

#### MORE DETAILS

Property ID	A6J1W
Property Type	House
Land Area	671 m2
Including	Toilets (1) Outdoor Entertaining Built-in-Robes

**Cheryl Kurtz 0408 988 093**

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

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