



Tannum Sands, 3 Amanda Court

Queenslander in Sought After Location

LJ Hooker Boyne Tannum is proud to present a true gem in the sought-after West Oaks Estate. This quality Queenslander-style home is sure to catch the eye of anyone looking for that something special and offers a warmth and charm often missing in the newer build homes of today.

At a glance:

- Optimal elevated positioning at the end of a quiet cul-de-sac
- Full-length bullnose veranda to capture those ocean breezes
- Meandering pathway fringed by fragrant roses and lavender
- French door entry
- Retractable screen blinds

The Home:

- Step inside to discover Federation-style features including high ceilings, tongue and



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.

4 

2 

2 

For Sale
Please Call

View
ljhooker.com.au/W7PGW2

Contact
Jenny Branthwaite
0439 738 820
jennyb.boynetannum@ljhooker.com.au

LJ Hooker Boyne | Tannum
(07) 4973 7277

groove panelling, bespoke leadlighting, decorative architrave, heritage light and fan switches, a wood wall telephone and Silky Oak accents

- Gorgeous glossy Australian hardwood timber flooring
- Quality, steel-framed, one-storey build on fully enclosed steel stumps by Monarch Homes-
- Several design awards including 'Most Energy Efficient'
- 3.5kw solar system with separate solar hot water system

The Kitchen:

- A well-appointed, spacious kitchen is the homemaker's dream
- High timber bench tops and a double basin /double drainage board sink
- Servery window to the back deck
- Smeg gas cooktop and electric oven, with an additional griller/confectioner's oven
- Brand new Miele dishwasher
- Double pantry and ample drawers, cupboards and overhead cabinetry

Dual Living Areas:

- Front lounge with adjoining dining room
- Family room adjacent to the kitchen with new split-system air conditioner
- 3 bedrooms with wardrobes and fans
- Bathroom with claw foot bath, heritage sink and separate shower
- Separate toilet
- Generous walk-in linen and storage cupboard

The Master Wing:

- The perfect parent's retreat
- Huge air conditioned master bedroom
- Built-in desk and cabinetry
- Walk-in robe
- Ensuite featuring timber vanity, corner bath with brass fixtures and toilet

Outside Features:

- Crimsafe door leads to a fully enclosed back verandah
- Oversize laundry with plenty of cabinetry and bench space
- Lattice double doors frame the entrance to your garden
- Fantastic outdoor living perfect for entertaining your family and friends, as well as being a safe environment for the kids and pets

The Garden:

- All the hard work has been done for you, now sit back and enjoy!
- Beautifully landscaped gardens of established, low-maintenance perennials
- 20,000L rainwater tank connected to an electric pump
- Over 25 varieties of roses, all David Austin or Australian bred
- Experience homesteading on a manageable scale with plenty of raised garden beds and space to plant your veggies
- An abundance of mature citrus fruit trees including peach, nectarine, plum, apples, pears, mulberries, raspberries, blackberries, boysenberries… you name it, it's probably here and thriving
- Fully fenced and gated



LJ Hooker Boyne | Tannum
(07) 4973 7277

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.

The Shed:

- Oversize double remote garage with high ceilings
- Additional workshop area with roller door access to the rear yard
- Plenty of space for the tools, bikes and beach gear

Additional Features:

- Centrally located between Boyne River, Canoe Point and the beach
- Walking distance to Canoe Point parklands, the duckpond, exercise stations, tennis club, playgrounds and several fantastic walking tracks
- Walking distance to St Francis Primary School and Clearview College

Come and check out all the wonderful features of this stunning property. The Sellers will be sad to leave their beautiful home but are on the move and ready to hand it over to new owners to enjoy.

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

Property ID	W7PGW2
Property Type	House
House Size	320 m ²
Land Area	981 m ²
Including	Ensuite Air Conditioning Toilets (2) Balcony Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Solar Panels Solar Hot Water

Jenny Branthwaite 0439 738 820

Sales Consultant | jennyb.boynetannum@ljhooker.com.au

LJ Hooker Boyne | Tannum (07) 4973 7277

Tannum Arcade, 1 Garnet Road & Hampton Drive, TANNUM SANDS QLD 4680
boynetannum.ljhooker.com.au | admin.boynetannum@ljhooker.com.au



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.

LJ Hooker Boyne | Tannum
(07) 4973 7277