






4 Charles Crescent, Tannum Sands

Prime Old Tannum Position with Dual Access and Inspiring Potential

Tucked into one of Tannum Sands' most prized pockets, this neat coastal home enjoys a peaceful position just 400 metres from the beach and esplanade. Set within the exclusive Charles Crescent enclave, the property blends the beauty of ocean views with the calm of surrounding bushland - offering a rare combination of lifestyle, location, and limitless potential.

Set on a generous 698m² block, the home's tasteful updates since its original 1999 construction have kept it fresh and functional, yet there's still room to dream. The elevated block not only enhances the outlook but also unlocks exciting potential - whether you're considering a creative redesign or even extending to embrace the full panoramic outlook!

Light-filled and breezy, the home has been positioned to capture natural outlooks and cooling breezes. Inside, a bright open-plan living and dining area flows easily onto both front and rear decks, creating an inviting space for morning coffees, sunset entertaining, or simply soaking in the surrounds. The spacious kitchen is well-equipped with

3  1  2 

FOR SALE
Offers Over \$630,000

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 **LJ Hooker**

electric appliances and abundant storage, making it as practical as it is welcoming.

Three comfortable bedrooms offer built-in robes and ceiling fans, while the main bedroom enjoys its own private access to the front verandah and is kept cool year-round with a split system air-conditioner. The central bathroom features a separate shower and bath, and the nearby toilet adds everyday convenience. A separate laundry with outdoor access adds to the home's practical layout, along with a secure storage room downstairs, providing flexibility for hobbies or tools and equipment.

Outside, the rear verandah accesses the back yard, capturing glimpses of the ocean, while the front deck feels like a private retreat, framed by lush native bushland. Underneath the home, you'll find one covered car park, with an additional shaded space on a concrete pad for a second vehicle or boat.

Adding to its appeal, the home is equipped with a 3.5kW solar system - a thoughtful touch that lowers energy costs while supporting a more sustainable lifestyle.

Positioned in the heart of sought-after "Old Tannum", this home offers a rare blend of peaceful living and convenience. The beach, esplanade, local restaurants and cafes, and Coles shopping centre are all just a short walk away - close enough to leave the car behind, yet far enough to enjoy the quiet.

Whether you're looking for a coastal retreat, an inspiring place to live, or an opportunity to create something special, this property invites you to imagine the possibilities - and then make them real.

Contact Anita Leahy LJ Hooker Gladstone 0461 532 437 to organise a private inspection!

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.

MORE DETAILS

Property ID	AJ1V
Property Type	House
House Size	97 m2
Land Area	698 m2

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