



54 Booth Avenue, Tannum Sands

Views, Space & Lifestyle

If beautiful ocean and island views are on your wish list, this impressive five bedroom family home in Tannum Sands is certainly worth a closer look.

Set on a flat block with side access, this spacious home offers plenty of room for the entire family, while the sparkling inground pool and expansive outdoor entertaining areas make it equally suited to relaxing or entertaining.

Downstairs, the home features a generous tiled family room with air conditioning, along with two bedrooms, including one with air conditioning and direct access to the backyard. A separate tiled rumpus room provides additional living space, while the huge laundry offers plenty of room and could easily be transformed into a second kitchen, making the lower level particularly versatile for extended family or guests.

A second bathroom, abundant storage and internal stairs add further practicality, while the large rear timber deck provides the perfect spot to unwind and enjoy the outlook.

Upstairs, beautiful timber flooring adds warmth and character to the lounge room, which is air conditioned and opens onto both the front

5 2 4

FOR SALE
\$880,000

VIEW
By Appointment

AGENTS

Lisa Emmert
0438 737 769
lemmert.boynetannum@ljhooker.com.au

AGENCY

LJ Hooker Boyne | Tannum
(07) 4973 7277

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.



verandah and rear deck. The combined kitchen and dining area enjoys easy access to the back deck, creating a wonderful connection between the indoor and outdoor living spaces.

And then there is the view.

The kitchen is equipped with a dishwasher, although with an outlook like this, even washing the dishes might not seem like such a chore. Three upstairs bedrooms feature built-in wardrobes, with two offering air conditioning and one enjoying its own lovely outlook. The bathroom remains in original condition, offering an opportunity for the new owners to update it to their own taste.

Outside, the home really comes into its own. The large rear verandah is an entertainer's dream, offering beautiful ocean and island views while overlooking the inground pool. Whether you're hosting family and friends or enjoying a quiet morning coffee, this is a space designed to be enjoyed.

Practical features include security screens on most windows, a 10kW solar system, undercover accommodation for up to four cars and excellent side access with plenty of room for a boat or caravan.

Located in a sought after part of Tannum Sands, the property is conveniently positioned close to local shops, the beach and everyday amenities.

With space, versatility, ocean views, solar, a pool and fantastic outdoor living, this is a home that offers far more than just a place to live – it offers a lifestyle.

A building and pest inspection has been completed for the property.

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, and the information has been obtained from sources we believe to be reliable, prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Where used, digitally edited photographs are limited to the removal of personal items to protect the occupants' privacy and assist buyers in visualising the space. No permanent fixtures, property features or structural elements have been altered unless otherwise disclosed. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.

MORE DETAILS

Property ID	ERJ1W
Property Type	House
Land Area	794 m2

Lisa Emmert 0438 737 769

Sales Agent | lemmert.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

