







8 Graham Street, Tannum Sands

Prime Coastal Location with Ocean Views

Positioned in a highly sought after location just approximately 300 metres from the beach, this impressive family home offers the perfect combination of space, comfort and beautiful ocean views. Nestled in a prestigious cul-de-sac surrounded by beautiful homes, this property presents a rare opportunity to secure a lifestyle that many dream of.

Set on a generous 906m² fully fenced block, the home has been thoughtfully designed to maximise its stunning coastal outlook, with high ceilings, spacious open plan living and air conditioning creating a welcoming atmosphere throughout. The living area flows seamlessly onto the expansive wraparound verandahs, providing the ideal setting to relax, entertain and soak up the ocean views.

The timber kitchen is both practical and inviting, featuring a dishwasher and a beautiful ocean outlook to enjoy while preparing meals or simply washing up.

Offering six bedrooms across two levels, with four upstairs and two downstairs, the home provides exceptional flexibility for large families, guests or those seeking additional space. Bedroom six, or the option of a dedicated home office, features its own separate entry, making it

6 3 2

FOR SALE
Offers Over $1,100,000

VIEW
By Appointment

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ideal for those running a home based business, working remotely or seeking a private space away from the main living areas. The main bedroom is a private retreat, complete with air conditioning, a walk in robe, an ensuite featuring a screenless shower, and direct access to the verandah.

With two additional bathrooms, one on each level, a tiled rumpus room and convenient internal stairs, the home caters comfortably to the needs of a busy family. A double lock up garage with a dedicated workshop area adds further practicality, while the solar system offers an added benefit for everyday living.

Combining an enviable beachside position, expansive living spaces and ocean views, this is a property with so much to offer.

Embrace the lifestyle, enjoy the views and secure this exceptional property before it's gone. Call Lisa
today.

Please note: Photographs were taken in November 2022. The ceiling fans in the living room have since been updated.

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	GAJ1W
Property Type	House
Land Area	906 m2











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