

## Turkey Beach, 18 Bowton Street

A few steps to the beach!

The lovely 18 Bowton Street, Turkey Beach. This beautifully maintained highset has been loved by the family for over 20 years and now seeks a new owner.

Perched on a 756m2 block, quite literally a few metres to Bowton beach where you can put the boat in, fish from the beach or take a dip.

Complete with a double bay shed, 2 x 5,000 gallon water tanks and double car/boat port, and 6.6kw solar system this gorgeous home is ready to go with nothing to do!

Downstairs features a self contained granny flat with open plan living with A/C, kitchenette, laundry and bathroom with front patio

Upstairs you will find the 2 other bedrooms with standalone built ins, ceiling fans and AC to the living

Open plan living and dining

Modern kitchen with gas cooktop with range hood and double fridge space

Tinted windows & sun protection privacy shutters to keep her cool but breezy

3

2

5

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/VWNGW2](http://ljhooker.com.au/VWNGW2)

**Contact**  
**Celina Solis**  
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**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**



Modern bathroom both upstairs and downstairs - No renos needed!

Awesome sleepout/another bedroom space/home office or just a space to sit back and read a book while listening to the waves on the beach nearby.

Ceiling fans throughout and lots of storage

Steel pole home with timber poles reinforced in car/boat port

Security screens throughout downstairs

Power to the double garage plus garden shed

Septic system

Rates approximately \$1,800 per year, insurances approximately \$2,000 per year and both waste and recycling collection on Thursdays.

Turkey Beach has a general store that offers a postal service & stocks groceries, fuel, alcohol, bait, clothing & more. Hit the reef & catch your own dinner in one of the best fishing towns in Central Queensland, with direct access to the Reef & several offshore islands.

Coles supermarket and Tannum Meats deliver to the area every Wednesday & Friday for big shops (days may be subject to change).

Gladstone is the Industry hub of Central Queensland with a magnitude of jobs. If you would like to know more about the Gladstone region and its future - Visit Gladstone Region Tours for an in depth look into how our region is the yellow brick road to a bright and prosperous CQ future.

Tannum Sands & Boyne Island - 36 minute drive

Gladstone - 51 minute drive

Bororen & Miriam Vale - 23-30 minutes

Agnes Water & 1770 - 1 Hour & 40 Minutes

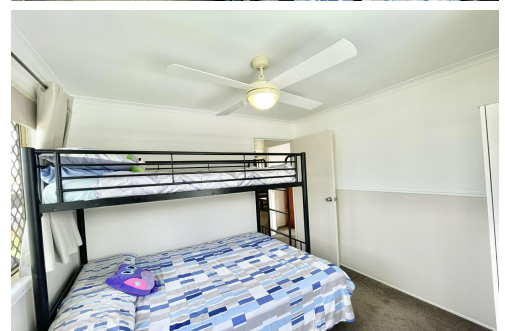
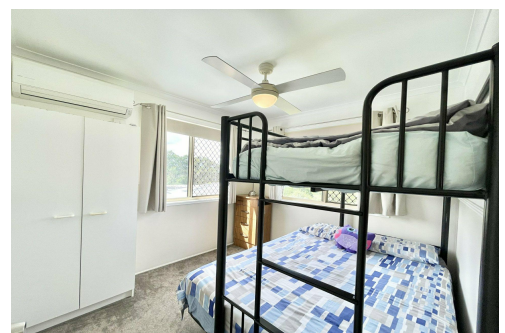
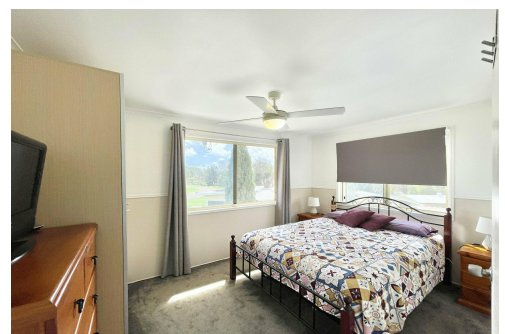
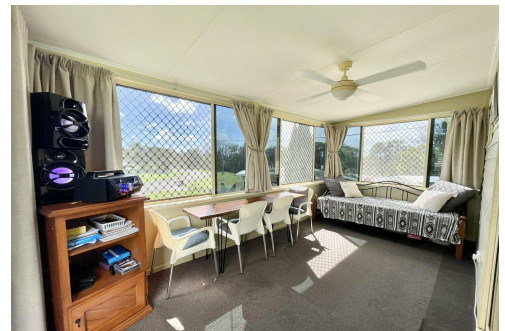
(These are approximate time frames and do not take into account road works or delays)

## More About this Property

<b>Property ID</b>	VWNGW2
<b>Property Type</b>	House
<b>Land Area</b>	756 m <sup>2</sup>
<b>Including</b>	Toilets (2)

**Celina Solis 0421 924 900**  
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