

Turkey Beach, 7 Bell Street

Exceptional build with never to be built out ocean views and private beach access

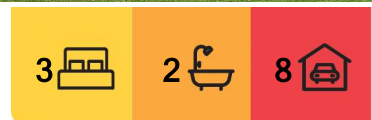
Marvellously well maintained & incredibly comfortable, I fell in love as soon as I walked into the door of this home and I am sure you will too.

Situated on what I consider to be one of the best streets in Turkey Beach, the incredible 'Bayview' residence engulfs the very best of the Turkey Beach lifestyle everyone wants. Imagine waking up to these views every day, taking the dog for a walk along the incredibly private and quiet beach front right at your back door, and then popping in for a quick swim before walking home and getting the boat ready to take out for a day of catching your own dinner!

Featuring a spacious rumpus/family room downstairs with a clear 3m ceiling height and with separate laundry, shower, and toilet. Under stair case storage and a further storage room for all the extras. There's a spot for the tinnie or possibly extended rumpus leading



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.



For Sale
Please Call

View
ljhooker.com.au/VCPGW2

Contact
Celina Solis
0421 924 900
csolis.boynetannum@ljhooker.com.au

LJ Hooker Boyne | Tannum
(07) 4973 7277

out to the esplanade via electric roller door access, never to be built out beach access. The lower level block construction keeping it extra cool, along with triple lock security sliding glass doors and screen doors so you can have that coastal breeze floating through all day but with that added security.

Rear side Carport access is straight through to the rear of the main shed. The block is fenced on both sides for privacy. There is an 8.5m x 6m double carport off the side of the main shed, this Colourbond main shed is 9m x 7m and has 3.7m side walls allowing for good roller door open height clearance, all four roller doors are fitted with electric closers/openers, totalling 6 vehicle/boat storage areas, some shelving and storage in the main shed to stay. Further to the main shed, we have a secure building supply storage shed under one of the overhead water tanks and 2 x garden sheds - Everything will have a spot!

Fully self-sufficient with 6.6kw solar system, electric hot water, approx. 80,000 litres of water capacity and regularly serviced and maintained septic system.

Head upstairs to have your breath taken away by your expansive and uninterrupted water views of the bay, a truly incredible sight. Upstairs features 3 great size bedrooms all with ceiling fans, air conditioning, built in robes and the main with a walk in robe. The main bedroom offering incredible water views and two way entry access.

Well designed kitchen space that had the water views in mind when being built, Granite bench tops, ample storage space with plenty of draws/cupboards and large walk in pantry. Large fridge space (fridge will be staying with property), electric stove and oven with range hood, dishwasher, double sink. Fully air conditioned with ceiling fans throughout, beautiful high ceilings at 2.7m (9 foot) tiled throughout & gorgeous study nook/sun room overlooking the sea. The perfect spot to sit back with a great book and coffee overlooking your view. You'll never be shy of storage with multiple linen cupboards plus that downstairs storage as well.

Every thought has been put into designing this home with the finest detail in mind. Offering a comfortable, spacious, quiet lifestyle that you have always dreamt of.

Rates approximately \$1,800 per year & fixed wireless internet fitted. 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. The Turkey Beach Community hall hosts a range of events to enjoy year round. 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)

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.



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.

More About this Property

Property ID	VCPGW2
Property Type	House
Land Area	607 m ²
Including	Toilets (2)

Celina Solis 0421 924 900

Sales Consultant | csolis.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**