



## 43 Langdon Street, TANNUM SANDS, QLD 4680

Balinese-Inspired Dual Living Retreat in the Heart of Tannum Sands!

Welcome to 43 Langdon Street - where convenience meets holiday vibes and luxurious living.

With dual-level flexibility, privacy, a sparkling in-ground pool and expansive timber decks overlooking lush tropical surrounds, this stunning Balinese-inspired residence is designed for lifestyle.

Perfectly positioned in the heart of Tannum Sands, close to schools, beaches, pathways, and local amenities, it delivers the ultimate blend of coastal charm, convenience and family comfort.

Enter on the upper level into the light-filled living area, flowing to a modern kitchen with sleek appliances and abundant storage. The kitchen connects seamlessly to the elevated rear deck, capturing tranquil views of the sparkling saltwater pool and tropical gardens - the perfect space for entertaining.

Down the hallway are three generous bedrooms, each with built-in robes, air-conditioning and ceiling fans, plus a main bathroom with vanity, combined

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P185954

**SALE DETAILS**

**\$975,000**

**CONTACT DETAILS**

**Emma Plath**  
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bath/shower, and separate toilet.

On the lower level, discover versatile living with a second air-conditioned living space, office, additional bedroom, and spacious laundry with ample storage.

Here, the indulgent resort-style master suite becomes your private retreat, complete with walk-in robe and glamorous ensuite featuring an open shower and elevated bathtub overlooking the gardens.

A private entry and deck connect this level to the landscaped path and steps leading to the resort-style saltwater pool and Balinese hut – the ultimate setting for relaxation or entertaining, enhanced by the peaceful backdrop.

Property Highlights:

- Dual living connected by an internal timber staircase.
- Expansive entertainers' decks with elevated views over pool and gardens.
- Resort-inspired saltwater pool with Balinese hut.
- Polished timber flooring upstairs & air-conditioning throughout.
- Side access with extra parking availability.
- Garden sheds for storage or hobbies.
- Solar System for Energy Efficiency
- Walking distance to the "Turtle Way" pedestrian pathway.
- About 1.5 km to the beautiful (patrolled) Tannum Sands Beach.
- Walking distance to schools.
- Convenient to local shopping centres, medical facilities, cafés and restaurants.

43 Langdon Street offers the rare opportunity to secure a true lifestyle retreat with space, versatility, convenience.

Council Rates Approx \$5,120 per year

\* 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.

- Land Area 738.00 square metres

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- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 2
- Double carport





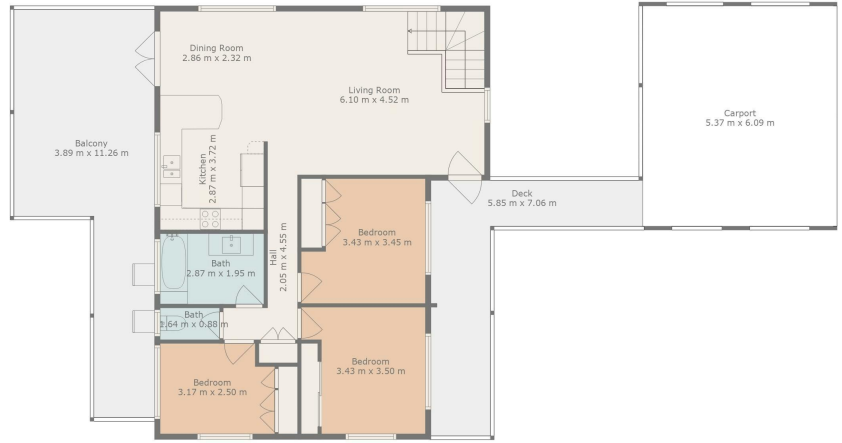




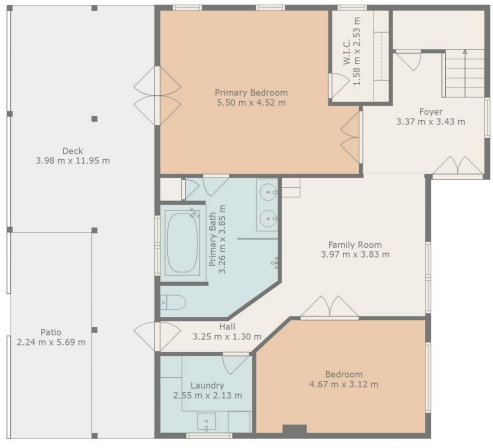








Floor 2



Floor 1

**TOTAL: 186 m<sup>2</sup>**  
 FLOOR 1: 93 m<sup>2</sup>, FLOOR 2: 93 m<sup>2</sup>  
 EXCLUDED AREAS: PATIO: 13 m<sup>2</sup>, DECK: 52 m<sup>2</sup>, BALCONY: 32 m<sup>2</sup>,  
 CARPORT: 32 m<sup>2</sup>, WALLS: 12 m<sup>2</sup>

Measurements Are Indicative Only