



## 47 The Oaks Road, TANNUM SANDS, QLD 4680

### Luxury Coastal Retreat – Steps from the Sand!

Positioned on a sprawling generous 1,122sqm block directly across the road from the Canoe Point Parklands and Tannum Sands Beach, 47 The Oaks Road is a truly exceptional home offering luxury, lifestyle, and space in abundance. This residence is a rare find in one of the area's most sought-after locations.

#### Why you'll love living at 47 The Oaks Road:

Imagine stepping out of your door and walking straight to the beach, enjoying the serenity of a secluded beach, views of the Harbour Islands and the relaxing sound of the waves. The Oaks Road offers a rare combination of coastal serenity living and family-friendly convenience.

A beachside haven in one of Tannum Sands' most sought-after locations – 47 The Oaks Road is the ultimate place to call home. Close proximity to the beach, walking trails, the scenic cycleway network, surfing beaches and tennis courts, the location provides easy access to a wide variety of highly valued recreational activities.

Spectacular resort-style outdoor entertaining precinct, showcasing an expansive dining,

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**TYPE:** For Sale

**INTERNET ID:** 300P189167

**SALE DETAILS**

**Offers Over \$1,450,000**

**CONTACT DETAILS**

**Emma Plath**  
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kitchen and BBQ zone overlooking a breathtaking 14-metre heated pool with integrated spa. Complete with its own bathroom including shower, toilet and vanity for effortless indoor&#x2013;outdoor living entertaining guests retaining privacy to the main house.

Enter the house via the spacious front lounge and experience the cool breezes from the pool and views of the parklands opposite. Draw the curtains and convert the space to a fully equipped media room fully equipped with a high-quality projector and immersive surround sound &#x2013; the ultimate space for watching major sporting events and cinematic movie experiences.

Four luxurious bedrooms and three beautifully appointed designer bathrooms, offering sophisticated comfort for families or guests.

Private home office featuring custom built-in storage, creating an organised and productive workspace.

Versatile rumpus room, perfect for a study hub, home gym, or an additional living retreat to suit your lifestyle needs.

Fully air-conditioned throughout, ensuring year-round comfort no matter the season.

Massive 7.5m x 9m double-bay shed/garage, providing exceptional space for vehicles, storage, hobbies or workshop needs. Garage doors have 3m high clearance to accommodate most recreational equipment.

Additional two bay (6m x 7.5m) high clearance double carport, offering even more secure off-street parking.

5.5kW rooftop solar system, delivering reduced household running costs.

Two x 22.5kL rainwater tanks to support sustainable living.

Built-in trampoline in front garden - perfect for budding gymnasts.

Fully secure living including fully fenced and gated property, back to base security and smoke alarm system, along with emergency lighting for enhanced safety and complete peace of mind.

Every detail of this home exudes quality and sophistication, from the expansive living areas to the seamless flow between indoors and outdoors. Imagine entertaining by your pool and spa, hosting friends in your elegant alfresco space, or simply strolling to the beach across the road. This is coastal luxury living at its finest &#x2013; a rare opportunity not to be missed.

Why you will love living in Tannum Sands:

Living in Tannum Sands means embracing a relaxed coastal lifestyle with all the conveniences at your fingertips.

The vibrant caf   and restaurant scene offers everything from beachfront breakfasts to sunset dining, while regular community events create a warm and welcoming

atmosphere year-round.

Families appreciate the easy access to medical facilities, quality schools, and local shops, ensuring daily life is effortless and well-connected. It is a great place to raise young families in a good-sized community with reputable kindergartens, primary and secondary schools located within 1 km of your home.

For adventure lovers, the region is a gateway to the Southern Great Barrier Reef, offering world-class boating, fishing, and marine exploration right on your doorstep, and picture perfect recreational parks such as Wild Cattle Island, Kroombit Tops and the Awoonga Dam.

Tannum Sands blends natural beauty with modern convenience, making it an exceptional place to call home.

Rates: Approx \$6,961.19 (including water - before discount).

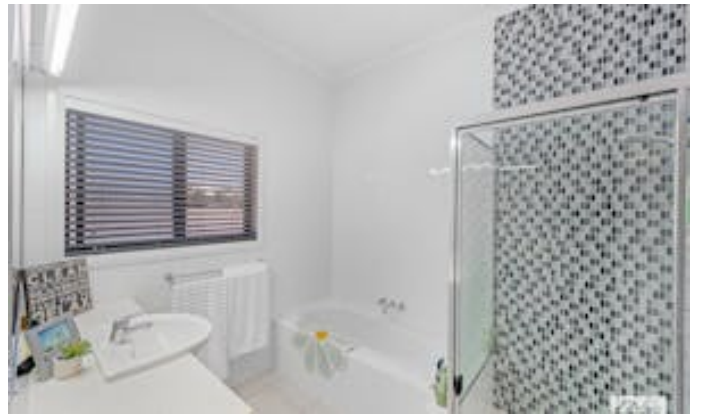
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Other features: Beach Front

- Land Area 1,122.00 square metre
- Bedrooms: 4
- Bathrooms: 3
- Car Parks: 2
- Double garage
- Double carport











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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