



## 1 Wanda Drive, BOYNE ISLAND, QLD 4680

### Big Block Living with Space to Grow in Boyne Island

Elders Gladstone and Tannum Sands are excited to present 1 Wanda Drive, Boyne Island, positioned on a generous 800m<sup>2</sup> corner allotment and offering spacious, modern family living with side access potential, a fully fenced yard and an easy care layout designed for comfort and functionality.

This well-presented, low-set home features a light-filled open-plan living, kitchen and dining area, enhanced by neutral tones, tiled flooring and seamless access to the covered outdoor entertaining space. The contemporary kitchen is well equipped with ample bench space, quality appliances, a dishwasher and a stone island bench, making it ideal for both everyday living and entertaining.

The home boasts generously sized, carpeted bedrooms complete with ceiling fans, built-in storage and split-system air conditioning. The master suite is privately positioned and features a walk-through robe and a stylish ensuite with double vanity. The main bathroom is modern and family-friendly, offering a separate shower, bathtub and toilet.

Outside, the fully fenced backyard provides plenty of space for children, pets, or the addition of a future pool or shed, while the corner block allows excellent access and

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:** 300P195186

**SALE DETAILS**

**Offers over \$699,000!**

**CONTACT DETAILS**

**Jay Murray-Lowe**  
0497 508 122

flexibility. A covered patio overlooks the yard, creating a relaxed space to entertain family and friends year-round.

Additional features include a double lock-up garage, internal laundry, security screens throughout, ceiling fans and split-system air conditioning for year-round comfort.

Located in a sought-after Boyne Island neighbourhood close to parks, schools, shops and the Boyne River, this property represents an excellent opportunity for families, investors or those seeking space and convenience on a larger block.

The property is currently tenanted at \$520 per week, with the lease expiring in July and an updated rental appraisal of \$620-\$640 per week, making it an attractive investment opportunity.

With properties in the Boyne Island area selling in dramatic fashion, this is not one to miss. Contact Jay Murray-Lowe today to find out more.

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.

Other features: Area Views, Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 800.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite









1 Wanda Drive, Boyne Island

Floor plan is for illustrative purposes only and is not to scale. All information provided is a guide only and should be independently verified.