

Sold

22 Esplanade, Tuan



## BEACHSIDE LIVING WITH VIEWS OF FRASER ISLAND

🛏 3 📶 2 🚗 3 📏 837 m<sup>2</sup>

Beachside living for well under \$400,000! This 3 bedroom oceanview home is located so close to the beach you can smell it. Imagine sitting on your balcony and looking at the views to Fraser Island. All this can be yours so call Pete today!

Tuan is a small beachside town located 25 minutes from Maryborough and 40 minutes from Tin Can Bay.

Home:

Highset home with beautiful vaulted ceilings, VJ walls, louvered windows and timber floors.

3 bedrooms have ceiling fans and hardwood floors.

Open plan living, dining, kitchen with stunning timber floors throughout (timber locally sourced from Fraser Island)

Kitchen with stainless steel appliances with gas cooktop and electric oven, dishwasher and lots of cupboard space.

Main bathroom with shower over bath, large vanity and separate toilet.

Another shower room and separate toilet is conveniently located downstairs off the laundry.

Balcony with stunning views of ocean and Fraser Island.

Separate enclosed garage with large workshop area.

Additional room for 2 cars underneath the house.

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	25
<b>Land Area</b>	837 m <sup>2</sup>

### AGENT DETAILS

Pete Angle - 0438 864 158

### OFFICE DETAILS

One Agency Gympie  
0438 864 158

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GYMPIE

Outside:

Solid block home with upstairs timber veneer.

Well maintained backyard with eating area and a garden shed.

Established and maintained gardens in the front of the house.

2 water tanks. 1x 10,000 gallon plus 5000 gallon.

Septic tank with grey water system - great for the garden!

Don't miss out on the chance to become part of the fantastic and close-knit community. Get in touch and arrange an inspection with Pete today!

Disclaimer:

Although ONE Agency Gympie has provided all information related to this property to the best of our knowledge and resources, we shall not be held accountable or responsible for its accuracy. ONE Agency Gympie urge all buyers to conduct their own independent research and consult their own professionals to conduct due diligence before purchasing.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*