



Unit 1/9 Shara Ct, Boyne Island, QLD 4680

Sold - 19/09/2024

Unit 2  1 



## Boyne Unit With Yard - No Body Corp Fees

If you feel the home ownership dream is getting out of your reach, don't despair. This lovely unit at 1/9 Shara Court could just be what you have been waiting for. One side of a duplex, this unit has the added bonus of no Body Corporate fees with the insurance bill shared between both units.

### Open for Inspection

By Appointment.

- Refreshed and ready after being painted
- Tile flooring throughout the unit - easy care cleaning - ideal for those with allergies or pets
- 2 bedrooms - both with air conditioning, fans and built in mirrored robes
- Modernised bathroom with good sized shower and vanity
- Living and dining adjacent to kitchen
- Kitchen with single pantry, upright gas stove, overhead cabinetry, open fridge space
- Designated laundry with room for freezer or more cupboards
- Security screened doors and windows
- Gas hot water system
- Covered patio for entertaining with bar area
- Fully fenced and gated 453 m2 block
- Single carport plus concreted area for two further vehicles providing great off street parking
- Double gate access to the rear yard - perfect for storing a boat or caravan
- Garden shed provides a secure storage area
- Bushland as your backdrop with no rear neighbours
- Short stroll to Boyne Beach from your rear yard - enjoy feeling the sand between your toes or take the dog for a run

This is the type of property that would suit a range of buyers - first time home buyers breaking into the market, investors or those looking to downsize but still want a yard. This property is move in ready. All you have to do is choose what type of window furnishings you would like, order some furniture and pack your bags. It can be that easy.

Boyne Island / Tannum Sands is a twin town coastal community, about 20 minutes south of Gladstone. Join the steady flow of buyers discovering what a perfect little piece of paradise we live in.

### Listed By

Jenny Branthwaite

