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That's all we know.







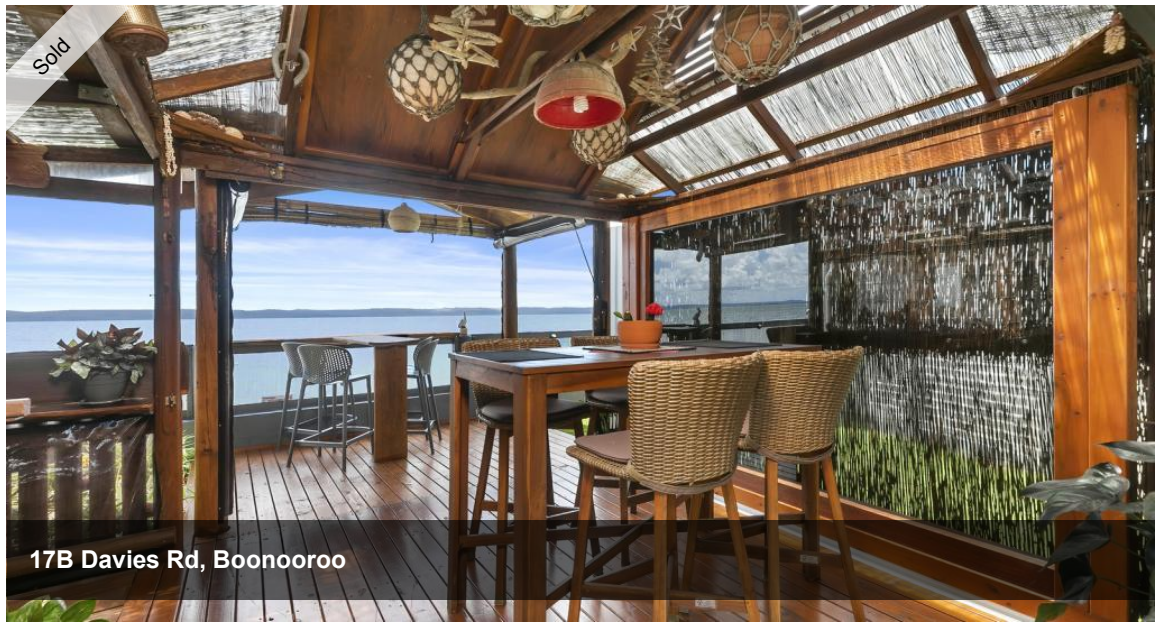












17B Davies Rd, Boonooroo



**THE BEST ON MARKET BY A NAUTICAL MILE!**

INVITING ALL OFFERS!

You could be forgiven for thinking that you're at some tropical island retreat and there isn't another sole in the world when you're kicking back on the deck overlooking the water at this magnificent waterfront home, OR, be transported to the bedroom of your own yacht drifting peacefully across the ocean when you're laying in the marine ply lined master bedroom of this property listening to the water lapping only meters away.

In either case you've found absolute serenity!

If you're looking for a property that 'speaks to you' & bends you to it's unwavering will to slow down and relax then this is the one for you. This truly is a remarkable home with multiple potential uses either as the perfect family home for the family that enjoys the water but needs space, the retiree who dreams of chasing whiting and mud crabs or tinkering in the garden, the entertainer who longs for a showpiece location to bring guests to and while away the time or the financially savvy who is looking for a special place to live whilst having the ability to generate extra income on the side via a BnB operation...options options options.

Located in the small coastal township of Boonooroo which boasts direct access to the Great Sandy Straights & unhindered views of Fraser Island this property has the best of both worlds as the township is not only a quiet little beach side community but it has it's own golf course and bowls club. Only 25mins drive to Maryborough & less than an hour to Hervey Bay the Fraser Coast has everything you could ask for within easy reach of your own little piece of paradise.

The boat ramp is only 300m up the road for fishing boats or simply launch your kayaks off your own front porch at high tide and take a paddle through some of the best water ways Queensland has to offer.

This property features:

- 2 separate residences (but joined by a breezeway). The original renovated residence sits on the waters edge & the new residence is nestled just in behind it.
- 2 bedrooms and 1 bathroom in each residence and all air-conditioned.
- A teenagers retreat or Man Cave is situated just in behind the new residence as another separate dwelling and it has a plumbed in sink and air-

5 2 7 1,766 m2

<b>Price</b>	SOLD for \$850,000
<b>Property Type</b>	Residential
<b>Property ID</b>	5587
<b>Land Area</b>	1,766 m2
<b>Floor Area</b>	323 m2

**AGENT DETAILS**

Justen Tillman - 0412262325

**OFFICE DETAILS**

Maryborough  
 247 Adelaide St Maryborough, QLD,  
 4650 Australia  
 0741222233



conditioning so this could be a large 5th bedroom (currently the best Man Cave with bar in Boonooroo!)

- A 3rd outside toilet within easy walking distance to the Man Cave.
- Multiple Green houses for those that hold a passion for plants and propagation as well as some of the best established gardens in town including veggie gardens and fruit trees.
- An Enviro Water Design Eco Septic System.
- 4 x 22,500L water tanks so you'll never run short of water during normal use.
- A large lockable 3 bay shed plus 3 carports off the shed one with sufficient height for a caravan or boat.
- Double carport off the new residence for ease of access to the day to day vehicles.
- A fully fenced pet friendly yard.
- Wireless NBN and hard wired security cameras for additional site security for the safety conscious.
- The new residence has its own private deck with ocean views as well as a tropical garden undercover decked area at the side which is ideal for kicking back and reading a book or a BBQ with friends.
- The original residence has a beautiful decked area which overlooks the water (so close you could almost touch it at high tide) and is the ideal place to enjoy a cold beverage on a warm summers day or just kick back and relax on a day bed and let the troubles of the world pass you by.
- The original residence boasts both an internal kitchen including island bench which has to have the best view of any kitchen I've ever seen as well as an outdoor 'cook house' kitchen that is fully equipped with everything a chef could ask for to create a feast to rival the ages!

Whether it's lifestyle or investment you're after you simply couldn't go wrong with this property. It truly has to be seen to be fully appreciated!

We've created a video to help give you a sense of the features and space at this property as well as a 3D walk through tour so please do watch both in conjunction with the photos and floor plan as most questions can be answered if you do.

Inspections will be strictly by appointment.

For a private inspection please phone Justen Tillman from Blue Moon Property on 0412 262325.

*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.*