



SOLD

1 BEDROOM + UTILITY ROOM

Situated in the heart of Tin Can Bay's coastal charm, this stylish one-bedroom unit, (with the potential ease to convert it into two bedrooms) offers the perfect blend of comfort and simplicity for those seeking a relaxed Queensland lifestyle. Located at 37/20 Gympie Road in the popular Tuncambah village, this refreshed unit presents an ideal opportunity for first-time buyers, downsizers, or savvy investors looking to secure a foothold in one of the Wide Bay-Burnett region's most sought-after coastal destinations.

This home offers private living with your fully enclosed outdoor areas with enough lawn to keep your little pet happy. The lounge and dining are open plan and comfortably spacious. The kitchen is versatile and practical. It is airconditioned with ceiling fans and the inclusion of new solar panels means not electricity bills.

Tin Can Bay's reputation as a premier coastal destination is well-deserved, with the town perfectly positioned on a peninsula between Snapper Creek and the Great Sandy Strait. This unique location provides residents with direct access to some of Queensland's most pristine waterways and the internationally recognized Ramsar Convention wetland.

The town's crown jewel is undoubtedly the regular visits from wild Australian humpback dolphins at Norman Point boat ramp, where these magnificent creatures can be observed and even hand-fed under supervision during early morning hours. Bird watching enthusiasts will be delighted by the diverse avian population that calls this Important Bird Area of Australia home, while fishing enthusiasts can take advantage of the town's reputation as an exceptional recreational fishing destination.

Education needs are well-catered for with Tin Can Bay State School providing comprehensive Prep-10 education for students, including specialized programs. For those requiring Year 11-12 education, Gympie State High School is easily accessible.

The town's recreational facilities include, featuring an 18-hole golf course for weekend rounds, two bowls clubs for friendly competition, tennis courts for active pursuits, and an outdoor swimming pool for those perfect Queensland summer days. The marina provides excellent facilities for boat owners, while holiday accommodation options ensure visiting friends and family are well-catered for.

1 BED | 1 BATH | 1 CAR

PRICE:
\$470,000

OPEN FOR INSPECTION:
N/A



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