



FOR SALE

YOUR GATEWAY TO THE GREAT SANDY STRAITS

Set in a peaceful seaside pocket where life moves at a slower pace, this highset three bedroom home offers the kind of lifestyle that is becoming harder to find. Positioned on the Esplanade in Tuan, with the sand dunes just across from your front door and the shoreline only a short stroll away, this is a property that puts the coast right at your doorstep.

Built circa 1970 and originally trucked in as a removalist home, it was engineered for strength and durability and still stands solid today. Inside, polished hardwood timber floors add warmth and character, while the practical layout offers comfortable living as is, with scope to update and add value over time.

Features include:

- Three bedrooms and one bathroom
- Highset home with approx. 2.4m clearance downstairs
- Approx. 754m² allotment
- Esplanade position with water outlook and a front aspect that cannot be built out
- Sand dunes just across from the home and the shoreline only a short stroll away
- Minutes to the all tides deep water boat ramp
- Easy access to the Great Sandy Strait
- Ideal for boating, fishing, or relaxed coastal living

What makes this location so special is the balance it offers. You can enjoy the peace, privacy, and laid back feel of a true coastal community, while still being within easy reach of Maryborough and its full range of shops, schools, services, and everyday essentials. It feels a world away from traffic, noise, and the rush of town, yet everything you need is still close by.

Whether you are looking for a permanent home, weekender, or investment, this is a chance to secure a slice of coastal living in a position that is all about lifestyle.

Call Chris on 0408 708 271 for further details or to arrange an inspection.

3 BED | 1 BATH | 2 CAR

PRICE:
\$670,000

OPEN FOR INSPECTION:
N/A



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Tuan Road, Tuan, Queensland, 4650

TOTAL APPROX. FLOOR AREA 65 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.