



# FOR SALE

## WATERFRONT LIFESTYLE WITHOUT THE WATERFRONT PRICE TAG

Set in a quiet seaside pocket where life moves at a slower pace, this solid highset home offers the kind of coastal lifestyle that is becoming harder and harder to find.

Positioned on the Esplanade at Tuan and tucked away at the very end of the cul de sac, this is a spot tailor made for fishermen, boaties, and anyone chasing a laid back life by the water. With the sand dunes directly across the road and the shoreline only a short stroll away, you are perfectly positioned to enjoy everything this beautiful coastal area has to offer.

Built circa 1970 and originally relocated as a quality removal home, the house was built to last and still stands solid today. Inside, polished hardwood timber floors bring warmth and character, while the practical layout offers comfortable living now with plenty of scope to modernise and add value over time.

Features include:

- Three bedroom highset home with one bathroom
- Approx. 754m<sup>2</sup> allotment
- Approx. 2.4m clearance downstairs
- Quiet end of cul de sac position
- Esplanade location with water outlook
- Sand dunes and water access just across the road
- All tides boat ramp only minutes away
- Nearby moorings for boating enthusiasts
- Easy access to the Great Sandy Strait
- Ideal weekender, fishing base, investment, or permanent home

What makes Tuan so special is the lifestyle. No traffic lights, no crowds, no rush, just a quiet coastal community where fishing, boating, and afternoon sea breezes become part of everyday life. Yet you are still within comfortable driving distance to Maryborough and its shops, schools, cafes, and essential services.

Whether you are chasing a permanent sea change, a holiday escape, or the ultimate

3 BED | 1 BATH | 2 CAR

PRICE:

Offers over \$599,000

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.