

Leased



5 Graham Street, Tannum Sands



## BEACHSIDE PRECINCT, OPTIMAL LIVING OPTIONS!

This dual level home is of a magnificent size and is located in one of the most sought after streets "Graham Street" in Tannum Sands. The home offers water views and cooling breezes with multiple options of living over both levels including two kitchens and a plunge pool to freshen up after your ocean dip!

A 500m stroll will land you on the beach and approximately 1km walk to Tannum Surf Club for a nice cold ale!

The main features of this property are

### UPPER LEVEL

- Kitchen with water views, ample bench space & cupboards, dishwasher & electrical appliances
- Generously sized tiled living room with easy access to the covered patio
- Separate tiled dining room adjacent the kitchen
- A/C Master bedroom, timber floors, ceiling fan & a very large walk-in robe
- Ensuite with toilet, shower and dual vanity basins
- A/C Bedroom 2 with timber floors, ceiling fan and built-in robe
- A/C Bedroom 3 with timber floors, ceiling fan and built-in robe
- Main bathroom services this level with shower, bath and vanity
- Separate toilet

### ENTRY LEVEL

🛏 4 🚿 3 🚗 2 📏 615 m2

<b>Price</b>	\$800.00 per week
<b>Property Type</b>	Rental
<b>Property ID</b>	170
<b>Land Area</b>	615 m2

### Agent Details

Sandy Buttsworth - 07 4973 7783

### Office Details

Tannum Sands  
Shop 8/7 Garnet Road Tannum  
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**ISLAND SANDS**  
ASSET MANAGEMENT

- Timber stairway connects the two levels
- Second kitchen with oven, cooktop, stone benchtops & pantry
- Living room with tiled floors and ceiling fan
- A/C Bedroom 4 with robe & glass sliding door
- Modern ensuite bathroom
- Laundry with built-in cabinetry & easy access to clothesline

#### GENERAL

- Enclosed small swimming pool leads off from downstairs kitchen area
- Private tiled patio at the rear of the home
- Double lock up garage with one remote door
- Massive walk in storage room with shelves adjacent the garage
- Fully fenced rear yard with pedestrian side access
- Single shed for additional storage, no vehicle access to shed

The tenancy includes 100KL of water usage allowance every 6 months

To book your inspection simply click on the 'BOOK INSPECTION' Button & you will see the drop down menu

By registering, you will be instantly informed of inspections, updates and changes to your appointment. Please click 'Email Agent', ask your question and we will get back to you as soon as possible.

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