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### 11 Bowarrady Court River Heads QLD

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This great starter home is enviably set on a large 2329 m2 allotment, offering panoramic sea views across the Great Sandy Straits to K'gari - Fraser Island. This is where you will enjoy the lifestyle that comes with being only minutes away from the River Heads boat ramp and Ferry services to world heritage listed K'gari - Fraser Island and the gateway to the Great Sandy Straits, The Mary and Susan Rivers, which are a fishing, prawning and crabbing paradise.

This architecturally designed and custom-built steel frame home has been high set to capture the views towards K'gari with the provision to enclose downstairs if you require more bedrooms and living space in the future.

11 Bowarrady Court, River Heads, features: -

- A large and fully fenced 2329m2 allotment
- An architecturally designed and custom-built steel frame home
- Two bedrooms, both featuring a high-rounded roofline, built-in wardrobes
- The main bedroom includes split system air-conditioning and an ensuite
- The bathroom features a mini-orb ceiling and includes a shower, vanity, and toilet
- The kitchen features a large island preparation bench, timber benchtops, a breakfast bar, and ample storage space
- Appliances include a four-burner gas cooktop, electric oven, and a dishwasher
- A vast open-plan living and dining room featuring a high rounded ceiling with a mini-orb finish and reverse cycle split system air-conditioning
- The European-style laundry offers direct access to the rear stairs outside to the clothesline
- The covered front deck with plantation shutters makes a great outdoor entertaining area

- A detached studio with split system air conditioning that will suit a range of applications
- A 6 x 6-metre double bay shed with power connected
- There is room to accommodate several vehicles underneath the home
- An approx. 6.6kw solar power system
- Three poly rainwater tanks, totalling approx. 11,500 litres, plus a grey water septic system
- Loads of space to extend this property or add larger shedding and a pool if desired

The sellers have committed to purchasing another property and are calling for an immediate sale - so here is your opportunity!

Contact our team now to arrange your private inspection or video call walkthrough - you will only be disappointed if you miss this one ?.

NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

DISCLAIMER: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Mitchells Realty makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps, and images are representative only for marketing purposes.

**Price** : \$ 600,000  
**Land Size** : 2329 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/11-bowarrady-court-river-heads-qld/8081984>



**Scott & Katrina Mitchell**  
**0428 484 499**

