

# 10 Bramble Ct., Urraween, Qld 4655



## House For Sale

Saturday, 12 August 2023

10 Bramble Ct., Urraween, Qld 4655

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



Evelyn Duffy

## Contact Agent

Everything is at your doorstep. This home boasts 220 square metre of open living space. Stunning & immaculate 4 Bedrooms 2-bathrooms 2 living areas & 2 car garage, it proudly sits on a 600 square metre low maintenance allotment. Ideal for those wanting a comfortable and stylish home with low maintenance yard. If you have been looking for the perfect place where all your essential amenities are available within a short journey by foot or bike, is move-in ready, in a great location, single level, on an easy-care block; Look no further! This owner occupied, never been tenanted stunner is fastidiously maintained. The neutral colour scheme is fresh & clean. There's plenty of storage throughout with plenty of large windows offering an abundance of natural lights and fantastic airflow throughout the whole house. Modern 4-bedroom brick & tile home situated on a fully fenced low maintenance 600m2 allotment with established gardens. Great side access for any size RV, room for a shed, boat, or pool. Nestled in a serene cul-de-sac, this residence enjoys prime location in one of the best cul-de-sacs in the estate. An ideal family friendly area, this property would suit retirees, professionals, families, or investors. Located in the highly sought after multi-million-dollar residential only development, The Augustus Estate – Urraween. It is in the heart of Hervey Bay, surrounded by an abundance of daily amenities. The address is complete with central community parklands with fully equipped playground and 2 fully fenced off leash dog exercise compounds. The only residential only development in the whole of Hervey Bay that offers natural gas supply to their residents. An outstanding lifestyle surrounded by quality homes, in a safe, secured & friendly neighbourhood. Walking distance to the new Medical Centre off Burrum Pialba Rd. Harvey Norman, Golf Club, Eli Waters Shopping Centre with individual boutique retailers like Woolworths, BWS, Priceline, newsagent, fresh seafood outlet, local butcher, bakery, hairdresser, cafes, take aways & restaurant, boutique clothing, just to name a few. Easy access to a choice of primary and secondary schools and the University of Southern Queensland and much more. Approximately 5 mins. drive to the beach, CBD, parks, and the new sporting facilities in Nikenbah. This is a must to inspect & sure to impress the most discerning buyer. Don't miss the opportunity of owning this beautiful home. Call Evelyn now on 0490 389 471 to book your private viewing. Special features & Inclusions: • Generous size 4-bedrooms. • Master bedroom has ensuite and large mirror wardrobe, stylish ensuite with walk in shower, it also offers direct access to the alfresco. • Decent size built-in wardrobes to all bedrooms • Spacious open living & dining areas • Separate lounge/media room with overhead projector and wide screen. • Option to convert the Media room to a 5th bedroom or big office. • True open plan concept • Bright & Airy • Main bathroom with bathtub. • Separate toilet • Ceiling fans throughout • Modern kitchen with Caesars stone benchtops and ample cupboards & drawers. • Quality kitchen appliances with gas cooktop plus dishwasher • Extra-large undercover outdoor entertainment area, fitted with lockable privacy screens. • Double car garage remote control • Local security system • Side access for van, room for shed or pool. • Water tank. • Fully fenced with very low maintenance established garden. Room for pool, shed, boat & caravan • 10 mins to Hervey Bay Airport links to Brisbane and Sydney • 3 hours to Brisbane Airport • 4 hours to the Gold Coast One of Queensland's best natural holiday destinations, Hervey Bay is renowned for being the whale watching capital of Australia. As well as being a waterside paradise perfect for swimming, diving, and fishing, Hervey Bay is now a hub of activity with plenty of urban cafés and dining options on the esplanade. All these elements add up to a serene and convenient coastal living to enjoy your retirement, raise a family and live a happy and healthy life. Disclaimer: In preparing this information we have used our best endeavours to ensure that the information contained herein is true and accurate. accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.