

**16 Snapper Street, Kawungan, Qld 4655**

**PRIME**AGENTS

**House For Sale**

Tuesday, 17 October 2023

16 Snapper Street, Kawungan, Qld 4655

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 8**

**Area: 2292 m2**

**Type: House**



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**\$1,400,000**

Once discovered, 16 Snapper Street is nestled on a 2292m<sup>2</sup> block, offering privacy, land and sheds. The property is centrally located with schools, medical precinct and major shopping outlets at your fingertips. The home is designed for ultimate comfort from the time you step into the large foyer, with open living in mind and a separate media room for the movie buff. There are four generously sized carpeted bedrooms and two exquisitely appointed bathrooms. The master bedroom is a true retreat, featuring a walk-in robe and an ensuite that boasts a luxurious double vanity, offering a sanctuary of relaxation and comfort. The heart of the home is a gourmet kitchen equipped with appliances, soft-closing drawers, ample cupboard space and a spacious island with Caesar stone benchtops. This space caters to both the culinary enthusiast and the avid entertainer, making it a joy to prepare meals and host gatherings. Experience the perfect blend of indoor and outdoor living as this home opens onto the outdoor entertainment area. Whether you're hosting guests or creating cherished family moments, this property provides the ideal setting. A remarkable 10m x 9m fully lined retreat awaits you, complete with bathroom, toilet and air conditioning. This retreat is perfect for teenagers and their friends, or accommodating visiting family members, guests or potential small business opportunity from the premises. Offering gas hot water and mezzanine floor for added versatility, with an additional separate carport / multipurpose area to the side. The property boasts a newly constructed, fully powered, 8m x 9m shed with 4m gable for the avid home handyman's workshop with car, boat or caravan storage in mind also. Featuring 3 roller doors measuring 3m x 3m with drive through bay. Prepare to be captivated by what 16 Snapper Street, Kawungan has to offer for you. Don't miss your chance to call this remarkable residence home. Contact us today to schedule a viewing and experience the height of family living in Hervey Bay. Features:

- Sewered block with town water
- Gourmet kitchen with soft-closing drawers, stone benchtops, twin drawer dishwasher
- Four bedrooms with built-in robes
- Master bedroom featuring walk-in and ensuite with double vanity
- Ceiling fans and ducted air conditioning
- Security screens & doors
- Double glazed windows & doors
- 10m x 9m retreat complete with bathroom and air conditioning
- New 8m x 9m shed with 4m gable, room for caravan or boat
- 3.5kw Solar System (main residence)
- 7.77kw Solar System (retreat area)
- 5,000L rain tank
- 2 x 15,000L rain tanks