

**2/12 Bentley Way, Urraween, Qld 4655**

@realty

**House For Sale**

Monday, 18 March 2024

2/12 Bentley Way, Urraween, Qld 4655

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 385 m2**

**Type: House**



Paul Thompson

**\$605,000**

Only 6 years old and still looking like new, this is a very private, low maintenance home in the lovely Highview at Urraween estate. This is a great option if a unit is too small but a regular house block is too big, there's enough room for cars and a trailer or small boat, and a row of lovely native bushes at the back for shade and bringing the birds in. This part of Urraween is up high, with cool breezes, and very little traffic. Walking distance to St James College and Bayside Christian College. 1.2km to Medical precinct including Hervey Bay Hospital, St Stephens Hospital, chemist and specialist outpatient facilities. - 3 good sized bedrooms, all with built in robes plus an ensuite to the main. - Open plan living / dining / kitchen. - Great kitchen with stone top and breakfast bar, wall oven, pantry and overhead cupboards. - Wood burning fireplace. - Secluded patio under main roof on the Northern aspect. - Safety screens to doors and windows. - Remote roller door and epoxy floor in garage. - Side gates for back yard access. In addition to medical services and schools, it's quick to get out of town toward Maryborough or Dundowran. 2.6km to local shops - groceries, butcher, baker, botte shop. 3km to Yarrilee Primary School and Xavier Catholic College (plus soon to be built shopping centre / tavern / childcare / drive through take away development). 3.6km to Stocklands Shopping centre, post office, restaurants. Within 5km of the sandy beaches of Pialba and 27m above sea level. A home this private while still being in a convenient location is very rare, call and book your appointment to view today. Your local @realty specialist Paul Thompson 0419 772 354.