

20 Harmony Avenue, Urraween, Qld 4655



House For Sale

Tuesday, 13 February 2024

20 Harmony Avenue, Urraween, Qld 4655

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



Evelyn Duffy

Contact Agent

Exclusive Listing from Urraween Property Sales – Evelyn Duffy. Welcome to 20 Harmony Avenue Kingfisher Lakes Estate Urraween. A prestigious residential only estate where sophistication and comfort seamlessly merge. Perfect for the retirees, professionals, and investors. This modern and very comfortable home is only a year old. Situated at the end of the cul-de-sac with local traffic only, surrounded by architecturally designed homes, in a family friendly neighbourhood, walking distance to all your essential amenities, makes this home highly desirable. Sitting proudly on an exceptional low maintenance 448m² fully fenced allotment with easy care gardens is this almost new solid built and well-designed home. An open plan living & dining space, with 4 bedrooms 2 bathrooms with separate toilet, (includes ensuite) and a large remote double car garage. Boasting a Master bedroom retreat with a generous walk-in robe and a stylish ensuite. A delightful gourmet kitchen with premium Caesarstone benchtop, quality appliances, ample storage plus the essential dishwasher. Only a short walk to Eli Shopping Centre, Hervey Norman, Woolworths, schools, hospitals, Golf club, 5-minute drive to the CBD, the esplanade, dining precincts, sporting facilities and all the essential amenities you'll ever need.

INCLUSIONS & FEATURES:

- Highly desirable address – Kingfisher Lakes Urraween.
- Situated at the end of the cul-de-sac – local traffic only.
- Walk to shops, doctors, schools, clubs etc. – Don't need a car.
- Built: 2023
- Builder: CCS Homes – Local and respected quality builder.
- 4 bedrooms 2 bathrooms (Incl. ensuite) 2 car garage with remote panel lift door.
- Land: 448 square metres – Low maintenance yard
- Fully fenced for security & privacy
- Plenty of storage throughout
- Quality Vinyl planks throughout except for bedrooms.
- Carpet to Bedrooms.
- Ventilated wire shelving in wardrobes & linen.
- LED lighting throughout except for the garage – Fluro tube.
- Ceiling fans throughout
- Interconnected smoke alarms as per regulations
- Air cons to living/dining areas and Master bedroom.
- Vertical blinds throughout excluding wet areas, laundry and garage.
- 20mm YDL Stone Benchtop to Kitchen, Bathrooms, Ensuite and
- Quality Beko kitchen appliances
- Dishwasher
- Provision for Plumbed fridge.
- Ceramic tiles in showers, toilet and laundry
- Laminate top to Laundry!
- All cubicle showers have polished chrome 75mm hob and Chromed framed Shower screens.
- One Niche per shower
- Free standing 1500 bath with swivel spout fully tiled around.

LOCAL AREA:

- Hervey Bay and St Stephen's Hospitals.
- St James School, Bayside Christian College, Xavier to name a few and, TAFE Queensland
- University of Southern Queensland
- Eli Waters Shopping Centre is off Ibis Boulevard with Woolworths, Medical Centre, BWS, Priceline, Bakery, Newsagency, Fish Market, Butcher, Restaurant & Cafes, boutique clothing plus more.
- The New Medical Centre off Pinalba Burrum Heads Road.
- The Hervey Bay Golf & Country Club is off Old Maryborough Road.
- The Main C.B.D. is off Boat Harbour Drive, Main Street and Torquay Road.
- Local Beaches are in Point Vernon, Scarness, Torquay, and Urangan.
- Hervey Bay Airport links to Brisbane and Sydney.

Please note this property is currently tenanted and all private inspections will be by pre-arranged times. Whilst highly desired it is rare to find a home like this become available so do not miss this opportunity. For more information or to secure this beautiful property, please contact Evelyn on 0490 389 471.

DISCLAIMER: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracy or misstatements that may occur. Prospective purchases should make their own enquiries to verify the information contained herein.