

# 257 Main Street, Urraween, Qld 4655

## House For Sale

Wednesday, 22 May 2024



257 Main Street, Urraween, Qld 4655

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 800 m2**

**Type: House**



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Kelvin and Ronnie Cochrane

## Offers Over \$500,000

Stop the search, you have found your new home! Placed in the heart of Hervey Bay, this delightful 3 Bedroom renovated brick home ticks all the boxes and more. The location of the property has everything you need within walking distance while the impeccably landscaped backyard will have you never wanting to leave. The kitchen is quite impressive in itself following a remodel. Finished with stylish marble (stone) benchtops and glass splashbacks, convenient soft close sliding draws for storage and the impressive electric pantry roller door. A built in Stainless Bosch oven and stovetop is a welcome addition as is the recently installed Westinghouse Dishwasher. A centralised living area greets you upon entry to the home with a hallway leading you to the bedrooms. All bedrooms have carpet flooring and while Bedroom 2 has built-in cupboard space, the Master also includes a walk-through closet. Step outside from the kitchen/dining area and you are greeted by your own private escape. The backyard is a sight to behold and an absolute feature to the property. Landscaped to enjoy every inch of the area, there is a lush thick lawn to play on while entertaining around the firepit. Fenced for the kids or 4 legged friends, the gardens even include a Mandarin tree! This property has something for everyone, live the relaxed bay lifestyle with all the services you could need a short walk away and the esplanade just down the road. The choice is yours, ideal for a family home, an excellent investment opportunity as a rental or even AirBnB out to reap an income.

**Property Features:**

- 800 Square metres block
- 50m walk across the road to Kawungan Plaza; Plaza Mini Mart Friendly Grocer, Infinity Pharmacy, BWS, Kawungan Takeaway and Kawungan Quality Meats - the Best Butcher in the Bay
- 3 Bedroom Brick home built in 1984 with modern renovations
- Fully renovated Kitchen Featuring- Stone benchtops and glass splashback- Bosch oven and 4 burner Stovetop- Westinghouse Dishwasher- Soft close sliding draws providing ample cupboard space- Impressive electric pantry door
- Master Bedroom features walk in closet and ensuite fixtures (Ensuite Shower currently converted for washing machine)
- Bedrooms feature carpet flooring, Bedroom 2 also has Built in cupboard space
- Ducted Air Conditioning throughout home; 7.1-kilowatt Panasonic system
- Landscaped back yard- Fire Pit and Bench seating- Fully fenced, Dog proof- Lush, flat lawn- Mandarin Tree- Stepping stone path around back yard- Raised garden Bed for succulents
- Electric Roller door to built-in garage with concrete Driveway
- Vehicle access to back yard via space ideal for parking caravan or second vehicle
- Gas Hot Water System
- Electric roller shade and security screens
- Fully serviced block
- 800m to TAFE Campus Hervey Bay and 2.2km to UniSC Fraser Coast
- 1.9km to Stockland Shopping Precinct, Bunnings and Hervey Bay's central business hub
- 2.9km to the Water Park and Esplanade
- Zoned - Low Density Residential
- Property in Fraser Coast Regional Council

This is the property you have searched for, be sure to arrange a viewing to truly appreciate all it has to offer. Please do not hesitate to contact Kelvin on 0400 843 169 to arrange an inspection.

**Disclaimer:** in Preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.