

# 26 Pedelty Lane, Dundowran, Qld 4655

## House For Sale

Monday, 4 March 2024

26 Pedelty Lane, Dundowran, Qld 4655

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 8**

**Area: 3441 m2**

**Type: House**



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## Offers Over \$800,000

Step into a property that's not your average cookie-cutter - a spacious 3,441sqm block featuring two north facing separate dwellings and a bunch of practical perks. This isn't just a place to live; it's a thoughtful, functional space that caters to all your needs, while offering you your own personal slice of PARADISE in Dundowran. Live in one rent one out or run your office/Business!

**Key Features:**

**Primary Dwelling:** - Recently renovated 2-bed, 1-bath home - modern living. - Master bedroom with an impressively large walk-in robe - ample storage for your wardrobe. - Kitchen equipped with an induction cooktop, wall oven, 2 drawer dishwasher, generous storage and lots of bench space. - Split system air conditioning and ceiling fans throughout for comfort. - Hardwood flooring in the main living area, practical tiles in the kitchen, and cozy carpets in the bedrooms.

**Secondary Dwelling!** If you are looking for a Second income, You can rent me out. - Water views from upstairs dwelling - Fully furnished 1-bed apartment with a straightforward layout. - Vinyl flooring for easy maintenance. - Split system air conditioning and ceiling fans - Kitchen, living area, and ensuite bathroom - everything you need to run an Air B&B or for the extended family member, be it from the teenager to the mother in-law or the business office.

**Outdoor Living:** - Decks tailored to the sloping landscape, offering a relaxed gazebo area. - Boardwalks winding through the garden - a functional touch to enjoy the outdoors. - Covered swim spa with an ozone sanitation system - easy to maintain and paired with an outdoor shower. - Multiple alfresco areas to unwind, including one with a built-in BBQ, power, and ceiling fan.

**Storage and Parking** - total 7 Car spaces : - Two spacious carports for all your storage needs one 6x6m and one 6x8.8m - perfect for large vehicles, caravans, and boats. - Two gate street access to drive thru 8.8m carport - Two-door garage under the apartment with a workshop setup. - Additional 4x6m garage and 20' shipping container for added storage convenience.

**Established Garden Oasis:** - Established fruit trees including lemon, grapefruit, passionfruit, mangoes and more! - A functional greenhouse and a movable shade shelter for outdoor work.

**Energy Efficiency:** - 6kw Solar panel system powering both dwellings for cost-effective living. - Solar hot water system for added efficiency.

**Convenient Location:** - Just 6 minutes to Hervey Bay Hospital. - A quick 10-minute drive to Hervey Bay CBD.

**Versatile Potential:** - Ideal for a home business, investment, or extended family living - practicality meets versatility. This is more than a property; it's an investment in functional, comfortable living. Contact Simon King on 0491 939 776 today for a closer look at the features that make this place uniquely practical for your lifestyle. "All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries."