

**3/9 Wedge Street, Urraween, Qld 4655**



**Sold Townhouse**

Thursday, 19 October 2023

3/9 Wedge Street, Urraween, Qld 4655

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 252 m2**

**Type: Townhouse**



Eli Winger

0439909699

**\$475,000**

Inside and out, this townhouse is designed for easy-care living, so you can maximize your leisure time and minimize chores! 3/9 Wedge Street is a property that has the perfect combination of space, convenience and privacy, abundance of storage all rolled into one. In a quiet complex of only three dwellings and tucked away at the back of the complex means this property is very private and comfortable for everyday living. This townhouse is ideal for those looking to lock up and leave whilst they travel, busy professionals or investors looking for a home with minimal maintenance and up-keep. This can be your first move or it could be your last, no work is required and the property is ready for you to move into and enjoy. Features include:

- Two storey brick & Colourbond townhouse which has been tastefully updated throughout
- Located at the back of a complex of three with no direct shared walls
- Spacious kitchen with electric appliances and dishwasher
- Open plan living and dining with air-conditioning
- Large private rear courtyard with undercover entertainment area and low maintenance garden
- Master bedroom with air-conditioning, built in wardrobes, ceiling fan and ensuite bathroom
- Two additional bedrooms, both with ceiling fans and built in wardrobes
- Large main bathroom with separate toilet
- Two large multi purpose rooms, one currently used as a fourth bedroom
- 2nd multi purpose room at front of property currently used as an office or study
- 2nd under cover car accomodation
- Single attached high clearance carport
- Downstairs 3rd toilet
- Plenty of internal storage
- Garden shed/ lawn locker for additional storage space
- Low body corporate fees

Location:

- Eli Waters Shopping Centre - 500m
- Hervey Bay Golf Club - 1kms
- Stockland Shopping Centre - 2.5kms
- Public & Private Hospitals - 1.9kms
- Beach & Esplanade - 3.2kms

3/9 Wedge Street allows you to enjoy the perfect combination of family-friendly suburb living, with the relaxed coastal lifestyle the Hervey Bay region is renowned for. It is also an excellent opportunity for future capital growth. To avoid disappointment please contact Eli Winger for all enquiries and to arrange a private inspection at your leisure.