

**42 Johnston Boulevard, Urraween, Qld 4655**

**PRIME**AGENTS

**House For Sale**

Monday, 15 April 2024

42 Johnston Boulevard, Urraween, Qld 4655

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1000 m2**

**Type: House**



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## Offers over \$749,000 considered

Nestled in the prestigious area of Johnston Boulevard, Urraween, this elegant executive home exudes untapped possibilities. Boasting panoramic vistas of Hervey Bay, this residence beckons with its innate charm and promises lucrative renovation opportunities. Recently renovated, the kitchen sets the stage for modern living, while the remainder of the home presents a blank canvas awaiting the transformative touch of a discerning renovator. Tucked away at the rear of the expansive 1000m<sup>2</sup> block, this two-story family home offers seclusion and tranquillity, complemented by glimpses of the sea and Hervey Bay surrounds. Ideal for hosting gatherings, the quality kitchen seamlessly transitions into the open-plan living and dining areas, supplemented by a versatile second living space or games room. Additionally, a rear annex provides flexibility as a media room, home office, or guest suite, complete with its own bathroom. Ascending to the upper level, three bedrooms accompany a generous master retreat, featuring a walk-in robe, ensuite, and breathtaking sea views, offering a daily sanctuary. Completing the picture, the double garage boasts a workshop for DIY enthusiasts, while the landscaped gardens, adorned with established fruit trees, await the green thumb's touch. Rainwater tanks ensure garden freshness year-round. Conveniently situated in Urraween, 42 Johnston Boulevard enjoys proximity to Kawungan village amenities, shopping centres, educational institutions, hospitals, and recreational parks. Opportunities like this are rare—seize this once-in-a-lifetime chance without delay.

Upper Level • Three Bedrooms with Built-in-Robe • Master Bedroom with ensuite and Walk-in-Robe • Master Bathroom, shower, bath and separate toilet and vanity • Hervey Bay Ocean/City Vista views • Storage Space Galore • Ceiling Fans Throughout • Timber Like Flooring and Carpeted

Lower Level • Newly Renovated Kitchen with electrical appliances • Front and rear entertainment areas • Dishwasher • Tiled throughout • Ceiling Fans • Open Plan Kitchen/Dining/Living • Separate Living or Formal Dining/Living with access to outdoor entertainment area • Media Room, Office or optional guest retreat with Bathroom • Double Garage with Workshop area • Rear terraced gardens with established fruit trees, rain water tanks • Electric Hot Water • Hervey Bay Ocean/City Views • 1000m<sup>2</sup> elevated block.\* some images have been virtually staged with furniture