

**44 Hibiscus Street, Urangan, Qld 4655**



**Sold House**

Thursday, 5 October 2023

44 Hibiscus Street, Urangan, Qld 4655

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Eli Winger

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## Contact agent

Positioned in a highly sought after position on a rare high-density allotment sits this charming character home with endless potential for the savvy investor, renovator or developer. Located only approx. 200m from the Urangan Pier and the heart of activity in the Urangan tourism node this property has an enviable position with the option to utilise the property to varying different needs and requirements. The option is yours. Utilise the property in its current form as an investment and holiday house and land bank for the future or explore its development potential for multiple uses including multi-residential, tourist accommodation or offer food, shopping, entertainment and personal services to visitors and residents. Features include:

- 1,012m<sup>2</sup> high density allotment which is also positioned in Precinct HDR1 (Hervey Bay Tourism Node). Development in this precinct provides for higher density residential and mixed-use development, a maximum building height of 26m above ground level and a range of non-residential uses (sourced from Fraser Coast Planning Scheme - January 2014 Version 11 - available on request from the agent).
- Queensland timber style home, which is currently utilised as two flats, one flat is currently tenanted and the other is vacant for use by the owners as a holiday house

Flat A features:

- Front paved patio area which adjoins a formal living room with vaulted ceilings and ceiling fan
- Open plan kitchen and dining with feature timber tongue and groove ceilings and walls
- Main bedroom with air-conditioning, high ceilings and built in wardrobe and vanity
- Additional sleepout
- Tidy bathroom with separate toilet room
- Rear deck adjoining kitchen and dining, overlooking backyard
- External laundry room/ storage room

Flat B features:

- Separate entry
- Tidy kitchen with electric freestanding oven
- L-shaped living space
- Main bedroom with vaulted ceilings and built in wardrobe
- Bathroom with separate toilet
- External laundry
- Currently leased for \$230 per week until December 2023

Properties of this nature and in this location are highly sought after in today's market. Please contact Eli Winger for all enquiries and inspections. \*DISCLAIMER - Please note all information regarding development potential has been sourced from the Fraser Coast Regional Council Planning Scheme 2014 and can be provided by enquiry to the agent. Although the selling agent has made all endeavours to ensure information provided is accurate, Buyers should rely on their own investigations, enquiries, and due diligence regarding the properties current and future use.