

# 45 Sirenia Dr, Burrum Heads, Qld 4659



## House For Sale

Wednesday, 15 May 2024

45 Sirenia Dr, Burrum Heads, Qld 4659

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 788 m2**

**Type: House**



Gwen Nugent  
0741281838

**\$749,000**

Discover your dream coastal retreat with this charming, gorgeous and near new, low set brick home, perfectly situated just a short walk from the beach. Set in the popular and prestigious estate "On the Beach" this beautifully maintained property offers the ideal blend of comfort, convenience, and seaside living. Key Features: - 4 Spacious Bedrooms: Each room offers ample space, natural light, and built-in wardrobes, providing a comfortable sanctuary for every member of the family. There is also an extra study or TV/family room. - 2 Modern Bathrooms: Enjoy the convenience of two beautiful, well-appointed bathrooms, including a master ensuite. - Low set Brick Construction: Durable and low maintenance, this home is built to last and designed for easy living. - Open-Plan Living: The generous living and dining areas flow seamlessly, creating a welcoming space for relaxation and entertainment. - Functional Kitchen: Featuring quality appliances, dishwasher, plenty of storage, and a breakfast bar, perfect for casual dining. - Outdoor Entertaining Area: Step outside to a covered, fully screened patio, ideal for BBQs and alfresco dining while enjoying the coastal breeze. - Manicured Gardens: The beautifully landscaped gardens provide a serene setting and a safe space for children and pets to play. The yard is fully fenced and set in a nice corner position. - Proximity to the Beach: Just a short stroll to the sandy shores, offering endless opportunities for beach walks, swimming, and water sports. - Perfect for investors: there is currently an excellent tenant in place, paying good rent. This property is in impeccable condition and would be a superb addition to your portfolio. Additional Highlights: - Secure double garage with ample room to create storage for caravan/boat - Security screens and doors throughout to let in the lovely ocean breezes - Air conditioning and ceiling fans for year-round comfort - Close to local shops, cafes and public transport Burrum Heads has lots of amenities including grocery store, chemist, butcher, bakery, fish and chips, library, post office, petrol station, pub, bottle shop, bowls club, buses and more. Only 30 minutes' drive to Hervey Bay and 35-minute drive to Maryborough--the town is very conveniently located. This coastal property is a real gem and set in a highly sought-after location--offering a relaxed lifestyle with all the conveniences you need. Whether you're looking for a permanent residence, a holiday home, or an investment opportunity, this beachside gem ticks all the boxes. Don't miss out on the chance to own a piece of coastal paradise. Contact Gwen Nugent to arrange a private viewing today! \*\*\*This property is currently tenanted, and we will need to give the tenants a minimum notice of 24 hours to view. No exceptions! \*\*\*Property Code: 1493