

48 Limpus Street, Urangan, Qld 4655

House For Sale

Thursday, 4 January 2024



48 Limpus Street, Urangan, Qld 4655

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 711 m2

Type: House



Kim Carter

0417790526

\$650,000

This charming, impeccably maintained three-bedroom brick veneer residence is conveniently situated near South Beach, the Marina, and the Boat Club, with the added perk of being just moments away from the Urangan shopping centre. Featuring a robust 6.6KW solar system and split-system air conditioning, this home also offers louvre-type window awnings on its west and north sides. Noteworthy are the two newly erected 6ft fences on the southern and eastern boundaries, providing complete enclosure with dual entrances: a 6-meter-wide gateway on Boat Harbour Drive and a 5-meter-wide gateway on Limpus Street for easy access. A standout feature of this property is the impressive very high-clearance steel garage, erected in 2018, measuring 10.5 meters in length and 7.5 meters in width. This garage accommodates two roller doors, each boasting a clearance of 3.55 meters high and 3 meters wide. Complete with power and water connections and a fully concreted driveway to the road, this space is perfect for housing a large boat, motorhome, or caravan. Additionally, an auxiliary room with a shower and toilet within the shed adds further versatility, allowing customization to suit individual needs. A sizable 2.2m x 2.2m steel garden shed, with a concrete floor, is also present. For outdoor enthusiasts, the residence offers a fantastic undercover patio area, measuring 12m x 5.6m and fully lockable. Its roof/ceiling is constructed with 100mm thick insulated solar span material, while downlights, power points, and a large ceiling fan enhance its usability. An adjoining tandem carport, measuring 12m x 3.1m, provides separate street access from the shed. The entire space is concreted and securely enclosed, making it ideal for hosting gatherings, enjoying outdoor dining, or simply relaxing with a good book. Inside, the home features newly tiled floors and carpeted bedrooms. Three spacious bedrooms, each equipped with built-in wardrobes, offer comfortable living. The entire interior has been freshly painted, complemented by new curtains. Recent upgrades to the bathroom enhance its appeal. Ceiling fans are installed throughout the property, and a new compliant smoke alarm system ensures safety and peace of mind. Highlights include:- 3-bedrooms with built in wardrobes- 1 bathroom with separate toilet- Kitchen with large pantry- Open plan living and dining with air conditioning- Ceiling fans throughout- Large undercover patio area- Huge 2 bay shed & auxiliary room with shower & toilet- Access to home via Limpus Street & Boat Harbour Drive- Set on a fully fenced 711m² block. The owners acknowledge that some thoughtful renovations will greatly improve this 3 bedroom home. But at this price there will not be a better beachside opportunity... Contact exclusive listing agent Kim Carter for your private inspection today!