

**61 Urangan Street, Torquay, Qld 4655**



**House For Sale**

Monday, 22 April 2024

61 Urangan Street, Torquay, Qld 4655

**Bedrooms: 3**

**Bathrooms: 1**

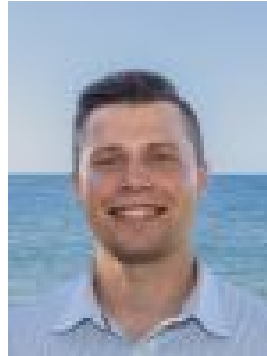
**Parkings: 5**

**Area: 2074 m2**

**Type: House**



Harrison Shaw  
0418642704



Jarrod Cunneen  
0408882645

## Offers over \$750,000

61 Urangan Street presents an opportunity to acquire a robust double-brick residence nestled in a prime central location within the highly desirable suburb of Torquay. Positioned on a spacious 2074 sqm allotment, this expansive land parcel presents immense potential for renovation or development potential (Subject to council approval). Comprising 3 bedrooms, 1 bathroom, and an adjoining garage, this residence caters well to the needs of a small family or an astute developer eyeing long-term investment potential. Boasting a generous street frontage exceeding 30 meters and a depth of over 60 meters, the block holds promising development prospects, pending council approval. Additionally, the property features are a large double garage at the rear and several garden sheds, catering perfectly to those with caravans, boats, or multiple vehicles. Whether accommodating a growing family or fulfilling the need for ample storage space, this attribute is bound to leave a lasting impression. Location-wise, this property is ideally situated within the town's heart, providing easy access to Hervey Bay's large range of attractions. The beach is just a short drive or stroll away, while local amenities such as shops, cafes, public transport, reputable schools, and tranquil parklands are all conveniently close by.

**Features**

- Sturdy double bricked home
- Three bedrooms
- One bathroom
- Open plan living and dining
- Large kitchen with access to the laundry.
- Secure vehicle accommodation for cars/caravans/boats.
- Ample side access
- Large parcel of land in a great pocket of Hervey Bay
- Solar hot water

**Location**

- Less than 3 minutes to Torquay beach/shops/cafes
- Less than 5 minutes to local schools
- Less than 10 minutes to Stockland shopping centre
- Less than 10 minutes to Hervey Bay Airport
- Less than 10 minutes to the Great Sandy Straits Marina
- Less than 15 minutes to the Hervey Bay Hospital

Don't let this chance slip away to transform this house into your ideal home. Priced to sell, this property presents exceptional value. Take action now and arrange a viewing to explore all the remarkable features this property has to offer.