

663 Charlton Esplanade, Urangan, Qld 4655

Sold House

Tuesday, 5 December 2023



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Bedrooms: 5

Bathrooms: 5

Parkings: 4

Area: 511 m2

Type: House



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\$1,630,000

An enviable and magical lifestyle opportunity has presented itself in one of Hervey Bay's most sought after beachfront locations. Enjoy the magical light and views first thing in the morning or take a walk at sunset to enjoy an empty beach bathed in pale pink and blue hues. This exquisitely renovated Queenslander, tucked away in a whisper quiet, leafy, part of the Esplanade just a short stroll to the Marina precinct, cafes, restaurants and with beautiful Beach and Ocean views; offers family-friendly living across two light-filled levels, with elegant interiors and high-end fixtures and fittings. Throughout the home sophistication is drawn from the extra high ceilings, timber floorboards, and a refined colour palette. From the upstairs kitchen and lounge room, glass doors open onto an expansive deck overlooking the ocean mere metres from your front door. Designed for effortless living, the ambience is calm and soothing - everyday feels like you're on holiday. A well-designed floor plan facilitates good separation of living as well as versatile options - it is just as functional as it is aesthetically stunning. If you have extended family downstairs is fully self-contained, it could also be used as an Air Bnb with its own separate entrance or photoshoot location as an extra income earner. The design is energy-efficient and eco-friendly, and the home is perfectly positioned on the 511m² block to maximise privacy, natural light, and circulate air flow via windows and banks of louvres. There is also an 11.2kw solar system, keeping costs to a minimum (or keeping your electricity bill in credit). So close to all of Hervey Bay's attractions including parks, dog friendly beach, boutique eateries, and of course the beach itself - this is a location and lifestyle to savour, one of Queensland's most desirable, for good reason. Highlights Include: - 5 spacious bedrooms in total with floor to ceiling wardrobes - 5 stunning bathrooms (3 ensuites) with textured tiles and curved glass screens and mirrors - Upstairs master ensuite boasts free-standing bathtub with ocean views and walk in wardrobe - Beautiful upstairs kitchen with large island bench, induction cooktop, walk in pantry and dishwasher - Impressive full-length entertaining deck to sit back and enjoy the ocean views and breezes - Charming character features include; Vj walls, timber floors, 9.5ft ceilings (2.88m) - Study nook, ducted air-conditioning and plantation shutters throughout - 11.2kw solar system, 27 solar panels - Laundry and kitchen can be found on both floors - If you do decide to air bnb one level, you can sleep easy with sound proofing throughout the house - 2 bedrooms and 2 bathrooms are located on the ground level, master with large walk-in wardrobe - Another large open plan living space - Tropical inspired landscaping, a private, leafy and tranquil paradise - Brand new PVC Hamptons style fencing - Double lock up garage with storage room + double carport VIDEO LINK - https://www.youtube.com/watch?v=cIfJwn_BvUs INCOME POTENTIAL (Holiday Letting Managing Agency Assessment available) Option for substantial income from Air BnB - either live in the self contained area downstairs and holiday let the remaining 4 beds and 4 bathrooms or AirBnB the whole house for maximum return in high season or whale watching season and jump in the caravan for your own adventure Fraser Coast Council have no restrictions regarding Short Term Accommodation Benefits to holiday makers... - Short drive to airport - 5 minute walk to Hervey Bay Marina, Restaurants, Cafes and whale watching - Short drive to K'gari / Fraser Island Ferry - Close to Urangan Boat ramp - Beautiful Coastal walk to Urangan Pier - Quiet and peaceful end of the Esplanade - away from the hustle and bustle - Child friendly swimming beach, Fishing, Kayaking and SUP opposite - 2 minutes to Urangan Central shopping centre for all essentials - Short drive to all other attractions that Hervey Bay has to offer Benefits to owners... - Safe secure and easy care - lock up and leave - This is a modern Queenslander which has been updated for easy care and low maintenance - External walls are cement weatherboard - long lasting and maintenance free - New Aluminium windows and doors throughout for easy cleaning and care - Crimsafe Security screens downstairs - Hardwearing, aluminium plantation shutters throughout - Easy care gardens - Eufy security cameras front and back - Finger touch / keypad video security entry - New Stainless steel hot water system large enough to cope with a full house - Ample solar panels for low or no electricity bills - Easy care flooring - solid timber upstairs and top of the range Karndean downstairs - All bathrooms are tiled floor to ceiling with large format European tiles for easy cleaning. - Secure lockable shed and store room in garage for owners items - plenty of additional owners storage if required - Furniture package negotiable Kim Carter & Brad Mitchell are proud to exclusively present 663 Charlton Esplanade, Urangan to the market - This absolutely pristine contemporary home with high-end Hamptons style décor throughout infusing it with timeless appeal and elegance, is going to take your breath away!