

7 Santa Maria Avenue, Urraween, Qld 4655



House For Sale

Friday, 19 April 2024

7 Santa Maria Avenue, Urraween, Qld 4655

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 600 m2

Type: House



Evelyn Duffy

Contact Agent

PRESENTING! 7 SANTA MARIA AVE. URRAWEEN, HERVEY BAY QLD. Exclusive listing by Urraween Property Sales! This stunning home sits on a level 600sqm allotment with no easement. It has excellent street appeal with its standout façade & designer landscape. Move in ready. Immaculate and meticulously maintained architecturally designed home offers all the needs of modern & luxury living. A functional 220m² of open living spaces. With 4 very generous size bedrooms, separate media, or lounge room, 2 bathrooms, separate toilet, double garage, a plunge pool, 6.6kw solar system, caravan port, 2500 litre water tank, garden shed & fully fenced for security & privacy. What more can you ask for? The open living & dining areas cleverly extends to the fabulous alfresco entertainment area overlooking the sparkling pool. It is perfectly set-up with lockable privacy screens, for all-season and all-weather gatherings big or small. The expansive courtyard makes this home a true entertainer's delight. Located in the highly sought after multi-million-dollar residential only development, The Augustus Estate – Urraween is in the heart of Hervey Bay, surrounded by an abundance of daily amenities. The address is complete with central community parklands built exclusively for its residents & their friends, for great connectivity & sense of community. It has BBQ areas, public toilets, fully equipped playground and 2 fully fenced off leash dog exercise compounds. The whole estate was designed to keep their residents fit, healthy & happy with extra wide footpaths and plenty of green space and an impressive tree lined entry from Burrum/Pialba Rd. Boasting the ultimate lifestyle within easy reach of local cafes and dining precincts, Eli Shopping Centre, private & public schools, TAFE & 2 Universities, Stockland Mall Shopping Centre, New Bunnings, The new Hervey Bay Home Centre, Hervey Bay and St. Stephens Hospitals and all allied services, clubs, gyms, Nikenbah Sporting facilities and only a 5-minute drive to Hervey Bay's pristine beaches and all your essential amenities.

Quality features & Inclusions:

- All services available plus Natural gas to the whole estate.
- 6.6kw solar system to help with the cost of electricity. Installed 2020.
- Plunge pool.
- Dedicated caravan port.
- 2500 litre water tank.
- Garden shed.
- Fully fenced 600m² block, with easy care established gardens.
- Extra power points throughout.
- Large windows for natural light & ventilation.
- Security Screens to all opening windows and patio sliding glass door.
- CCTV Security Cameras.
- Multi zoned Ducted Airconditioning.
- Master with a delightful ensuite & large mirror robe.
- 3 further Queen size bedroom with decent size robes & all with ceiling fans.
- Plenty of storage throughout the house.
- Generous internal laundry with ample storage has direct access to clothesline.
- Modern kitchen with Caesars stone benchtops and ample cupboards & drawers.
- Premium kitchen appliances with New Bosch induction cooktop, Fisher & Paykel Pyrolytic oven, dishwasher & rangehood.
- Massive linen press.
- Ceiling fans throughout.
- Quality tiles and carpets throughout.
- Extra-large undercover outdoor entertainment area, fitted with lockable privacy screens.
- Remote control double car garage.

LOCATION:

- 10 mins to Hervey Bay Airport links to Brisbane and Sydney.
- 3 hours to Brisbane Airport.
- 4 hours to the Gold Coast.

Hervey Bay is well-known for its whale watching, various wildlife, beautiful landscapes, and breath-taking coastal & ocean views. It is rich in beautiful natural surrounds, superb lifestyle activities, and weather perfect with an average temperature of around 22 to 29 degrees Celsius during the summer months of December to February. Enjoy the relaxing environment, an abundance of things to do like fishing, 4-wheel drives, camping, cultural events, water sports, fine dining just to name a few. For more information on this stunning property or to arrange a private viewing, please call Evelyn now on 0490 389 471. Disclaimer: In preparing this information we have used our best endeavours to ensure that the information contained herein is true and accurate, accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.