

# Address available on request, Kawungan, Qld 4655



## Sold House

Friday, 25 August 2023

Address available on request, Kawungan, Qld 4655

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 605 m2

Type: House



Evelyn Duffy

**\$645,000**

Why build? Everything has been done for you. Charming and immaculate! Architecturally Designed, Master Built Home by Hedges Construction. Built Dec. 2021. Exclusive listing! CALL EVELYN NOW ON 0490 389 471 FOR INSPECTION. This home is an absolute delight! Immaculate! Nothing to do! Just move in! Presents better than new. Bright, airy and only 2 years old (still under builder's warranty) on an easy care 605 square metre elevated allotment with great side access for a big van, shed or pool. This is situated on the higher side of the street. Fantastic location! A short 5-minute drive to Hervey Bay CBD. Easy access to medical precincts, several shopping centres, clubs, schools, beaches, dining precincts, gyms, parks etc. Conveniently located in the highly sought-after suburb of Kawungan. A master planned boutique address surrounded by all new modern homes. This open-plan quality-built home boasts 3 generous size Bedrooms, 1 separate media/lounge room, Master Bedroom has walk-in-robe and beautifully appointed ensuite. Separate Media/Lounge is situated at the front of the house is generous in size. Main bathroom has an extra-large bath and a separate toilet. Living/dining areas opens out to the private outdoor entertainment area. Plantation shutters throughout the house completes the cosy classy finish to this home. Side access for caravan/boat, and still room for a pool and shed. Fully fenced for privacy and to keep the young ones and pets safe and secured. This home is on the high side of the street and guarantees you'll enjoy those beautiful sandy strait breezes all year. Quality Inclusions & features: • 6.6 Kw Solar System • Split system Air-conditioning to Living/dining and Master bedroom. • Designer kitchen with Island stone benchtops • Generous Walk-in Pantry with power points • Quality Stainless steel kitchen – Appliances. Oven hardly used. • Quality carpets to all bedrooms and media/lounge. • Quality vinyl planking to floors for living and kitchen. Tiles to wet areas. • Crim-safe to Front Entry Door. • Extra wide Hallway. • True Double garage – remote control • Well thought of extra storage in garage and a high window for natural light & ventilation • Internal access door from the garage. • Security screens to patio opening door and screens to all opening windows. • Ceiling fans to all rooms, living/dining. • LED lights throughout excl garage. • Plenty of double power points throughout the house. • Plantation Shutters throughout the house • Under roof Alfresco • Rotary Clothesline • Drying concrete pad • Letterbox and TV antenna plus whirly birds • Fully Fenced • Double side gates for caravan access. • Landscaped and turfed. • Extra wide Exposed Aggregate Driveway • Water, Electricity, Sewerage & NBNDisclaimer: 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.