

33 Julie Anne Street, Urraween, Qld 4655

CENTURY 21.

House For Sale

Sunday, 23 June 2024

33 Julie Anne Street, Urraween, Qld 4655

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 799 m2

Type: House



Julie Hodgson
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Offers Around \$650,000 Considered

Nestled on a serene corner, close to the heart of Hervey Bay, this four bedroom, two bathroom family home offers an unparalleled blend of modern comfort in a prime location. Boasting a generous 799m² block, this property has potential plus. Upon entering, you are greeted by a large open plan family area with amazing functionality. The spacious living areas flow effortlessly, featuring security screens throughout, ensuring peace of mind. Built-in wardrobes in three bedrooms provide ample storage, while an ensuite in the main bedroom adds a personal space for parents! The heart of the home lies in its well-appointed kitchen, complete with modern appliances and ample cupboard space making it perfect for culinary enthusiasts and family gatherings alike. An expansive outdoor living area is ideal for enjoying Queensland's beautiful weather year-round. For those who appreciate practicality, this property features a two bay powered shed for your convenience, Solar Power and gas hot water further enhances the home's sustainability and efficiency, promising lower utility bills and reduced environmental impact. Location wise, convenience is key. Situated close to the Hervey Bay CBD and Hospital, daily commutes become a breeze, while access to essential amenities and services is just moments away. Whether it's shopping, dining or enjoying the picturesque beaches, everything you need is within easy reach. Currently rented until the 5th of July 2025, with a rental income of \$590 per week starting from the 5th of July 2024, this property presents an attractive investment opportunity. The tenants have the option to break the lease, offering flexibility for both investors and prospective owner-occupiers alike. In summary, this family home represents more than just a place to live - it embodies a lifestyle of comfort, convenience and community. Whether you're looking to settle into a new home or expand your investment portfolio, this property promises a secure and rewarding future. Don't miss your chance to make this well-designed residence your own. For more information or to arrange a private viewing, contact Julie Hodgson today.