

# 4 Tannen Ct., Urangan, Qld 4655

## House For Sale

Thursday, 30 November 2023



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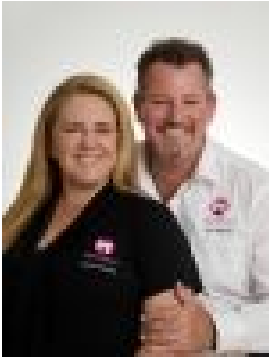
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 502 m2**

**Type: House**



Scott & Katrina Mitchell

## Offers from \$950,000

Don't miss this rare opportunity to secure your own piece of paradise in one of Hervey Bays' most exclusive locations in the popular bayside suburb of Urangan. This stunning home was completed in June 2023 and is still under the full builders' maintenance and building warranty. Thoughtfully positioned on a low maintenance allotment with building provision to add a pool if desired. This is where you will enjoy the lifestyle that comes with being in easy walking distance to the Hervey Bay Boat Club, Marina, botanic gardens, Esplanade, beach, and iconic Urangan pier, along with a selection of cafés and restaurants to enjoy. 4 Tannen Court Urangan features: - • A low maintenance allotment strolling distance to the Hervey Bay Boat Club • A stunning GJ Gardner home with high ceilings throughout – completed in June 2023 • Three spacious bedrooms with ceiling fans and walk-in wardrobes • The master bedroom includes a large walk-in wardrobe and lavish ensuite and has direct access to the alfresco outdoor entertaining area and deck • The bathroom includes a sumptuous freestanding bath, shower, vanity and a toilet • Beautiful feature VJ paneling in all bathrooms, bedrooms, living, and hallway • A large office with custom built-in cabinetry • An exquisite kitchen with an extra deep island bench and beautiful stone benchtops, functional storage, and a large walk-in pantry • Appliances include a large oven and 5 burner gas cooktop plus rangehood, and a dishwasher • A vast open-plan dining and living area with reverse cycle split system air conditioning • Seamless transition to the fabulous alfresco outdoor entertaining deck areas • The laundry offers direct access to the outside side decking and clothesline • Double garage with remote panel lift door and direct internal access into the home • Pool ready with provision allowed for during the build • Space to accommodate an RV, caravan, or boat • A 6.6Kw Solar power system • Established low-maintenance gardens with an irrigation system • Rent appraisal of \$650+ per week Or Holiday let/ Airbnb There really is nothing to do except move in and enjoy the lifestyle that comes with living in this idyllic location. Homes of this calibre in this location are rare and always in high demand, so don't miss this opportunity! Contact our team NOW to arrange your private inspection or a video walk-through – you will only be disappointed if you miss this one ... NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details. DISCLAIMER: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Mitchells Realty makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps, and images are representative only for marketing purposes.