

# 8 Santa Maria Avenue, Urraween, Qld 4655



## House For Sale

Sunday, 23 June 2024

8 Santa Maria Avenue, Urraween, Qld 4655

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 629 m2**

**Type: House**



Evelyn Duffy

## Contact Agent

Do you envision a home that epitomizes modern luxury in a prime location? Why settle for anything less than the best? This owner-occupied gem has had only one owner since it was newly built. Immaculate in every sense of the word. This remarkable 226 square metre family residence provides an ideal blend of luxury, contemporary convenience, and a coveted location. With this purchase, you're acquiring more than just a home; you're embracing a lifestyle. Exclusive listing presented by Urraween Property Sales. Tucked away in the coveted multi-million-dollar residential development by Villa World Developments, one of Australia's leading & respected residential developers, Augustus Estate – Urraween stands out as one of Hervey Bay's most in-demand estates. It promises convenience, lifestyle, and a secure environment for families. This is an exceptional opportunity for those in search of the perfect balance. Boasting all the extras for comfortable and stylish living, this standout home is in pristine condition, meticulously maintained, and a sheer delight to behold. The low-maintenance 629 square meter corner allotment is fully secured with fencing on all sides, ensuring complete privacy with an established, easy-care garden. Perfect for retirees, professionals, and growing families, this option offers convenience, comfort, and space, ensuring ample room for both family and friends. This residence epitomizes the open concept design, featuring an abundance of large windows that ensure natural light and superior airflow. Each room showcases a perfect blend of exquisite craftsmanship and elegant finishes, fostering a cohesive ambiance. The extra wide fully tiled hallway, complemented by a neutral and pristine colour scheme, offers a welcoming atmosphere. The home includes 3 sizable bedrooms, 3 distinct and ample living spaces, a study/office, two bathrooms—the main one with a separate toilet—and the master bedroom flaunts a chic ensuite with a double-width shower. 1 of 3 living areas can easily be converted into a generous 4th bedroom and still have 2 separate living areas plus the study/office/IT hub. Additionally, there is a two-car garage, side access, and a carport that can accommodate a large caravan. The open-plan design encompasses the spacious living and dining areas, offering ample room for relaxation or hosting guests, and creates a perfect setting for easy entertaining with a smooth transition between the three living zones. Adjacent to the dining area is a charming alfresco space, ideal for savouring a tranquil drink, indulging in a good book, or relishing a cup of coffee or tea. Offering the ultimate lifestyle, this location is conveniently close to local cafes, dining precincts, Eli Shopping Centre, both private and public schools, Stockland Mall Shopping Centre, the new Bunnings, Hervey Bay Home Centre, as well as Hervey Bay and St. Stephens Hospitals. Allied services, clubs, gyms, and Nikenbah Sporting facilities are also nearby, with Hervey Bay's pristine beaches and essential amenities just a 5-minute drive away.

**QUALITY FEATURES:**

- Extra wide hallway
- Spacious open plan concept.
- Heaps of storage throughout
- Split system air-conditioning to living & dining areas.
- Separate Dining area
- 3 separate living areas. Front room can be converted into a 4th bedroom.
- Study/office/IT Hub.
- Generous 3-bedrooms 2-bathrooms
- Main bathroom with separate toilet and windows for natural light & ventilation
- Primary bedroom easily fits a Super King Bed suite. Situated at the rear of the house for complete privacy. It includes a generous walk thru robe and a delightful ensuite.
- 2 further queen bedrooms have decent size built-in robes & ceiling fans.
- Quality tiles throughout and carpets to all bedrooms.
- Gourmet Kitchen with quality appliances, dishwasher, and heaps of storage.
- Premium Caesarstone bench tops offering plenty of workspace
- Natural gas cooktop & Instantaneous gas hot water. Augustus Estate is the only estate in Hervey Bay that offers natural gas to all their residents. No more running out of gas when having friends & family for a BBQ.
- Internal laundry with direct access to clothesline.
- Loads of storage throughout the house.
- Lots of windows for natural lights and ventilation.
- Security screens to all doors and windows.
- Double car remote control garage with internal access to the main residence
- Good side access with double gates. Room for cars, trailer, caravan, boat etc.
- 2500 litre water tank.

The entire estate is crafted to promote fitness, health, and happiness among its residents, featuring extra-wide footpaths, abundant green spaces, and a striking tree-lined entrance off Burrum/Pialba Road. Nestled just around the corner lies a remarkable central community park, created solely for the enjoyment of its residents, their families, and friends. The park boasts a children's playground, sheltered and BBQ areas, public restrooms, and two securely enclosed off-leash areas for dogs. It's a secure and wonderful place to entertain kids and forge new friendships. Discover all that this home has to offer – an inspection is a must! Seize the chance to make this house your own. Contact Evelyn at 0490 389 471 for further details or to schedule a private viewing. Disclaimer: In the preparation of this information, we have used our best endeavours to ensure that the information contained herein is true and accurate and 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 any information contained herein.