

# Murray Road, Urraween, QLD, 4655



## House For Sale

Sunday, 8 September 2024

Murray Road, Urraween, QLD, 4655

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Evelyn Duffy

## **STUNNING HOME - BEST VALUE FOR MONEY!**

**SO CLOSE TO EVERYTHING! 3 BEDROOM HOME - URRAWEEN!**

**PLEASE CALL YOUR EXCLUSIVE AGENT – EVELYN ON 0490 389 471 TO ARRANGE YOUR PRIVATE INSPECTION.**

Welcome to this stunning property with fantastic street appeal. It has had just one retired owner since it was newly built and has never been rented out. Built in 2017, is perfect for retirees, professionals, families, or investors. This home requires no additional work or expenditure. Simply move in and enjoy the tranquillity.

Don't slave yourself mowing lawns on weekends! This is a low maintenance backyard, heaps of room to enjoy a glass of wine with family & friends for a cozy atmosphere.

This estate is very popular with doctors, nurses, professionals & retirees. It has a great mixture of quality residents.

Fantastic central location in the highly desirable and popular Augustus Estate, close to all your essential amenities.

This modern, contemporary 3-bedroom home, built 2017 is low-set solid construction brick & colorbond home, fully fenced, low-maintenance 540m<sup>2</sup> plot featuring easy-care established gardens. It is nestled among similarly high-quality homes in a tranquil, family-friendly neighbourhood, meeting all the essential criteria for a desirable property.

A stone's throw away, there is a well-equipped children's playground, shelters, BBQ areas, public restrooms, and two enclosed off-leash dog parks. This exceptional central parkland, created exclusively for the enjoyment of its residents and their guests, offers a secure and delightful environment for entertaining kids and forging new friendships with like-minded individuals.

The whole estate was designed to keep their residents fit and healthy with extra wide footpaths and plenty of green space and an impressive tree lined entry from Burrum/Pialba Rd.

### **FEATURES & INCLUSIONS:**

- Spacious 3-bedrooms
- Master bedroom has ensuite and walk in robe.
- Decent size Built-in wardrobes to further 2 bedrooms
- 2 living areas
- Computer hub/study nook
- Plenty of storage throughout the house.
- Air-conditioning
- Ceiling fans throughout
- Caesars Stone kitchen benchtop with ample cupboards & drawers and a decent size pantry.
- Quality kitchen appliances plus dishwasher.
- Gas cooker – Only estate in Hervey Bay to have Natural Gas.
- Gas connection to outdoor area.
- Solar Hot water
- Double car garage remote control with side access door.
- Fully tiled and undercover outdoor entertainment area - extended patio all council compliant.
- Garden Shed
- Side access for vehicle, caravan or shed.
- Water tank plumbed to the house.
- 540m<sup>2</sup> block easy care/low maintenance yard.

- Fully fenced with established garden.
- Plenty of double power points, TV points, data points.

#### WHAT ABOUT THE LOCATION?

- 2.5 km to the Hervey Bay Public Hospital & St. Stephens Private Hospital
- 2.5 – 4 km to St James School, Bayside Christian College, and TAFE Queensland Campus.
- 500 metres to Eli Waters Shopping Centre is off Ibis Boulevard with Woolworths, Medical Centre, and Individual Retailers.
- 500 metres to The New Medical Centre off Pialba Burrum Heads Road.
- 2.5 km The Hervey Bay Golf & Country Club is off Old Maryborough Road.
- The Main C.B.D. is off Boat Harbour Drive, Main Street and Torquay Road.
- 5 mins to the new sporting facilities in Nikenbah.
- Within 5-10 mins to the Local Beaches are in Point Vernon, Scarness, Torquay, and Urangan.
- 5 mins to Stockland Mall Shopping Centre, Bunnings, Spotlight, New Home Centre & more.
- 10 mins to Hervey Bay Airport links to Brisbane and Sydney
- 3 hours to Brisbane Airport
- 4 hours to the Gold Coast

Don't miss out! Call Evelyn now on 0490 389 471 to arrange your private inspection.

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.