

# Lot 4, 34 Cooks Road, Urraween, Qld 4655

## House For Sale

Monday, 8 January 2024

Lot 4, 34 Cooks Road, Urraween, Qld 4655

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 526 m2**

**Type: House**



Nitin Menon  
0473306232

**\$585,000**

Situated in the fabulous new "Cooks Road" development, this house and land package is set on Lot 4, a large corner lot at the entrance to this exclusive boutique development. Close to all the amenities that Hervey Bay has to offer, Cooks Road is minutes to shopping, beaches, schools and hospitals. Our standard Inclusions: • Covered Alfresco • Designer kitchen with stone benchtops • Stainless steel kitchen appliances • Air-conditioning - Primary bedroom and living area • Quality carpets to all bedrooms and multi-purpose living area • Vinyl planking or tiles to living and kitchen • Exposed Aggregate Driveways • Security screens to all opening windows and patio opening door. • Window Blinds • Ceiling fans to all rooms, living and alfresco • Clothesline • Letterbox and TV antenna • All council and approval costs • Connection to services • Insurance to QBCC (Qld Building and Construction Commission) • Full termite treatment • Builders 6-year structural guarantee Note: This home is not yet built. Construction will start after land settlement and building approval processes. The images in this advertisement are for advertising purposes only and may not represent the finished product. Please contact our team for more information.