

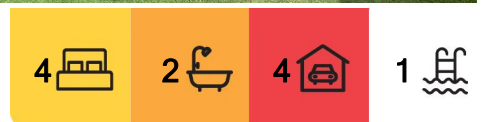
Booral, 25 Beacon Road

UNDER CONTRACT | Relaxed Coastal Lifestyle, Pool Ready & Bring the Caravan & Boat

If you are looking for a property with that extra something special, then this family home has everything you could imagine & more. Thoughtfully crafted to impress with a well-appointed floorplan - Avoca 247, constructed by Stroud Homes in 2022. This four-bedroom prestige property sits on a spacious 2,000m2 allotment in a quiet street in the sought after suburb of Booral. Designed for easy living with meticulous attention to detail, this low set 4 bedroom home will elevate your lifestyle when you step outside to your own private oasis complete with a heated swimming pool, spa, well-appointed entertaining areas, landscaped gardens, large caravan / boat port & large single shed with workshop that has a high door clearance. From the moment you walk through the main entrance you will be captivated by the wide entry foyer, raked ceilings & the opportunity to live every day in peace & enjoy a relaxed lifestyle. This property is the perfect blend of indoor and outdoor living, offering plenty of space for relaxation and enjoyment in a quiet suburb, while still being close to all that Hervey Bay has to offer.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Please Call

View
ljhooker.com.au/AXTHXD

Contact
Raelene Box
0412 577 866
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LJ Hooker Fraser Coast
07 4191 3500

INSIDE

- Pillar style front portico & wide entry foyer
- 4 built in bedrooms with ceiling fans
- Large master featuring plantation shutters, ensuite with dual vanity basins & walk through robe
- Open plan kitchen, dining & family area with raked ceilings to maximise airflow & natural light that overlooks the alfresco area & your pool via sliding doors
- Separate media room
- Central kitchen fitted with solar light, stone bench tops, plumbed fridge space, dishwasher, gas stove, electric oven & walk-in pantry with generous cupboards & storage
- Spacious family bathroom & separate toilet
- Internal laundry with outdoor access & built in storage
- Ducted & zoned heating & cooling air conditioning
- Double remote lock up garage with internal access

OUTSIDE

- 2,000m² block of land in a quiet street
- Spacious alfresco area under the main roof with automatic privacy blinds
- Entertainment area with bar, sink, automatic privacy blind & overlooking the in ground pool & spa
- In ground heated pool with pool cover & automatic pool cleaning equipment
- Established low maintenance landscaped gardens with fruit trees & automatic water reticulation system
- Bore for garden irrigation & septic system
- 5m x 8m lock up garage (approximate) with high door suitable for caravan or boat with workshop area
- 5m x 8m carport (approximate) ideal for caravan & boat storage
- Solar back to grid - approximately 6kw

Enjoy the perfect combination of family-friendly living, with the relaxed coastal lifestyle Hervey Bay is famous for, generous side access & the best of private living with the convenience of being so close to all major amenities. This family home is only a short drive to the boat ramp & barge to K'Gari (Fraser Island), local shopping, the airport, main esplanade, CBD, schools, hospitals and Hervey Bays beautiful beaches. Before you make a move on any other property make sure you look at this home first, all it takes is one inspection and you'll fall in love - call me today. Located in the Fraser Coast, the tourist gateway to whale watching and heritage listed K'GARI (Fraser Island). Raelene looks forward to meeting you and showing you through this great property. Call today for your private viewing.

More About this Property

Property ID	AXTHXD
Property Type	House
Land Area	2000 m2
Including	Air Conditioning Pool Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage Solar Panels Water Tank

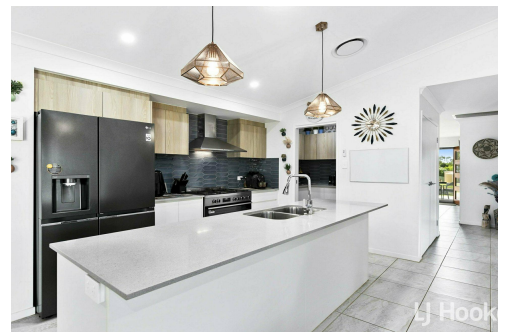
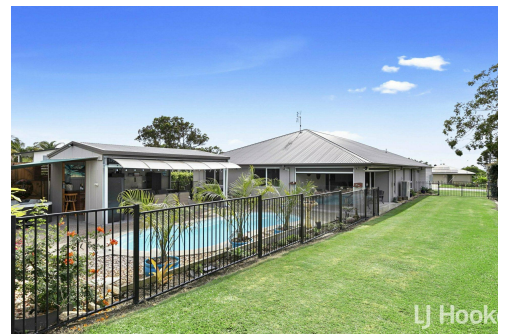
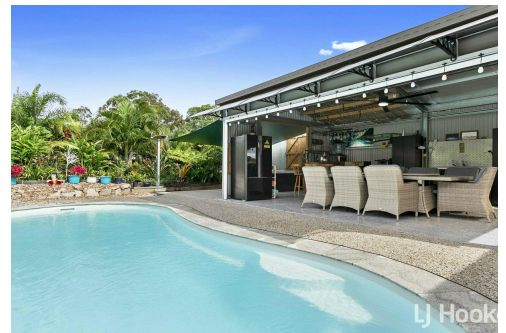
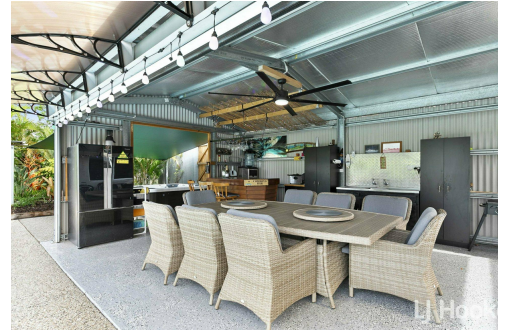
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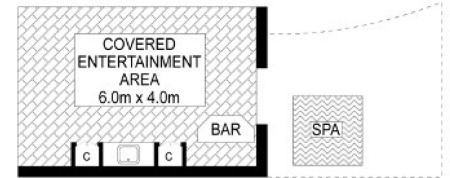
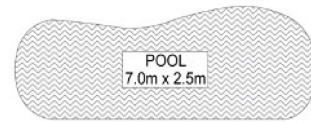
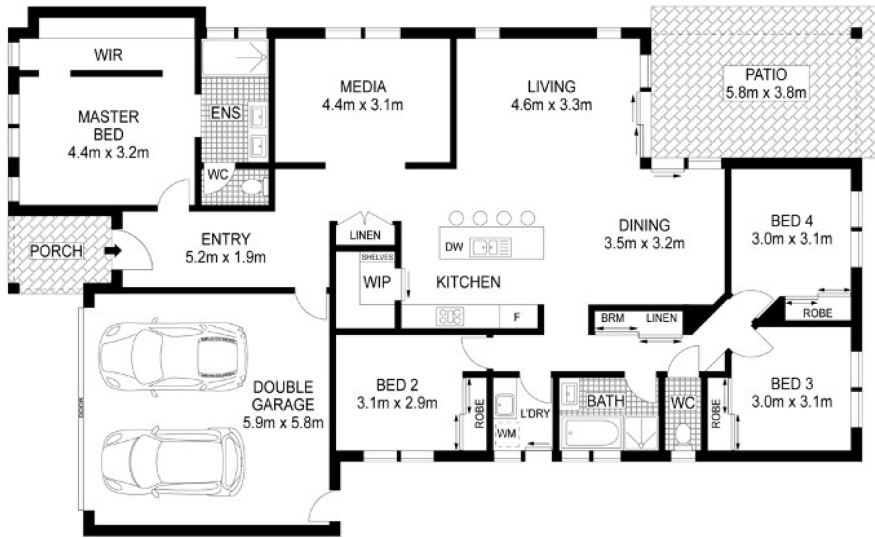
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North Point

25 Beacon Road, Booral

This plan is for illustration purposes only. Although dimensions and areas are as accurate as possible, it is conceptual with no guarantees on its accuracy. External parties should rely on their own enquires.



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