




45 Mathiesen Road, Booral

2  1  1 

UNDER CONTRACT | Escape the Everyday - Space, Style & Serenity in Booral

If you have been craving space and privacy, this beautifully updated home in Booral offers the perfect escape, all while being less than 10 km from town.

Set on a generous half-acre block, the home welcomes you with light-filled interiors, extra-high exposed beam ceilings, and a spacious open plan living and dining area designed for relaxed living. Recently repainted throughout, it features stylish, hard-wearing vinyl flooring, ceiling fans, and air-conditioning to the main living area for year-round comfort.

The modern kitchen is both functional and thoughtfully designed, complete with stone benchtops, a large walk-in pantry, clever storage solutions, and a pop-up charging station to keep everything neatly organised.

Offering two well-sized bedrooms, this home is ideal for those looking to simplify without compromising on comfort or quality. Plantation shutters to the front rooms add warmth and character while allowing for flexible light and privacy.

FOR SALE

Please Call

AGENTS

Brad Franks

0403 887 603

brad.franks@ljhooker.com.au

AGENCY

LJ Hooker Fraser Coast

07 4191 3500

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.

 **LJ Hooker**

Step outside and truly unwind. A large rear entertaining area overlooks the expansive block, with a peaceful dam at the rear providing a tranquil backdrop. There's a real sense of space here, with plenty of room to add a shed or pool, or simply stretch out and enjoy the freedom of your surroundings. With town water and a regularly serviced septic system in place, the property is well set up for easy, low-maintenance living.

Located just a short drive to the River Heads Boat Ramp for barge access to Fraser Island and access to the Mary River, this is a lifestyle opportunity that perfectly balances tranquillity and accessibility to all Hervey Bay has to offer.

As Booral continues to grow in popularity, opportunities like this are becoming increasingly rare — now is your chance to secure your slice of this sought-after lifestyle.

MORE DETAILS

Property ID	BDRHXD
Property Type	House
Land Area	2225 m2

Brad Franks 0403 887 603

Sales Consultant | brad.franks@ljhooker.com.au

LJ Hooker Fraser Coast 07 4191 3500

331 Esplanade, SCARNESS QLD 4655

frasercoast.ljhooker.com.au | frasercoast@ljhooker.com.au



45 MATHIESEN ROAD BOORAL

   
2 1 1 2,225



This floorplan was created by Focus 11 Property Media and is indicative only, not survey grade. Measurements and layout details are believed to be reliable but are not guaranteed. Interested parties should make their own independent enquiries.





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.

