



Unit 1A/11 Fathom Court, Burrum Heads

Absolute Lakefront Living at Its Finest

Wake each morning to tranquil water views and embrace a lifestyle defined by relaxation, recreation and coastal charm at this stunning brand-new Hampton-inspired residence.

Positioned on the edge of a picturesque freshwater lake and just moments from the Burrum River, 1A - 11 Fathom Court presents a rare opportunity to secure an absolute lakefront home in one of the Fraser Coast's most peaceful and sought-after coastal communities. Whether you're launching a kayak from your backyard, enjoying an afternoon paddle, or simply unwinding while watching the changing colours dance across the water, this exceptional property offers a lifestyle many dream of, but few attain.

Designed to maximise its breathtaking waterfront position, the home welcomes you with an abundance of natural light and a calming sense of space. The open-plan living and dining area forms the heart of the home, seamlessly connecting indoor and outdoor living while showcasing uninterrupted views across the lake.

The beautifully appointed kitchen includes stone benchtops and combines style and functionality with a contemporary colour palette,

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FOR SALE
Offers Above \$749,000

VIEW
By Appointment

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quality appliances, ceramic cooktop, electric oven, dishwasher and ample bench and storage space. Whether preparing a family meal or entertaining guests, this inviting space is sure to impress.

Adding further versatility is a separate media room that can easily be adapted to suit your needs as a fourth bedroom, home office, children's retreat or private gym.

Privately positioned, the master suite offers a peaceful sanctuary complete with air-conditioning, ceiling fan, built-in robe and stylish ensuite. Two additional bedrooms are generously proportioned and feature built-in robes and ceiling fans, ensuring comfort for family and guests alike.

Step outside and discover where this property truly comes to life. The covered alfresco entertaining area overlooks the sparkling freshwater lake and provides the perfect setting for year-round enjoyment. Host family gatherings, share sunset drinks with friends or simply sit back and enjoy the serenity of your waterfront surroundings. The expansive outlook and direct lake access create an atmosphere that is both relaxing and unforgettable.

Property Highlights

- Brand-new Hampton-inspired residence
- Open-plan living and dining area
- Separate media room or optional fourth bedroom
- Air-conditioning to main living area and master bedroom
- Contemporary kitchen with quality appliances
- Built-in robes to all bedrooms
- Ceiling fans throughout
- Covered outdoor entertaining area
- 8-panel solar system
- Easy access to the lake for kayaking and paddleboarding

Conveniently Located

- 3 minutes to Burrum Heads Tavern, medical centre, chemist and local services
- 5 minutes to Foodworks, bakery, butcher and specialty shops
- 4 minutes to local boat ramps and waterfront access
- 30 minutes to Hervey Bay

Discover the Burrum Heads Lifestyle

Renowned for its relaxed coastal atmosphere, pristine waterways and welcoming community, Burrum Heads offers the perfect balance of lifestyle and convenience. Residents enjoy easy access to shopping, medical services, cafés, boating facilities and some of the Fraser Coast's best fishing and recreational waterways.

Spend your days exploring the river, beaches and surrounding coastline before returning home to your own private waterfront retreat. Here, every day feels like a holiday.

Don't miss this rare opportunity to secure an absolute lakefront property in one of the Fraser Coast's most desirable coastal destinations. Contact Exclusive Marketing Agents Glenn Barsby on 0418 985 663 or Brad Franks on 0403 887 603 to arrange your private inspection today.

Important Information

- The two residences comprising the duplex are currently held under a single title, with the process of separating them onto individual titles currently underway.
- Some images have been digitally staged for presentation purposes.
- Additional fencing along the rear boundary of the property is currently being completed.

MORE DETAILS

Property ID	BN2HXD
Property Type	DuplexSemi-detached
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Solar Panels

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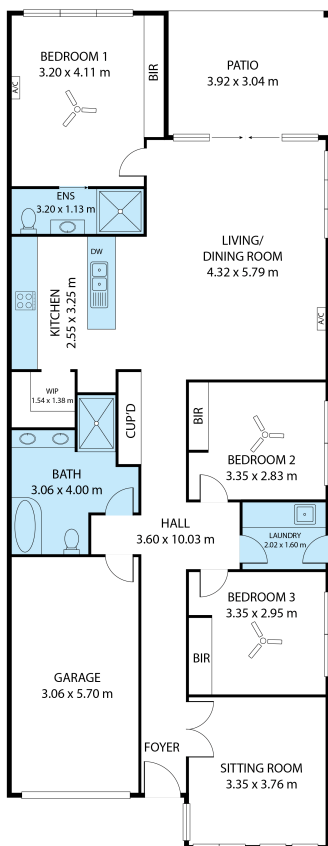
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11a Fathom Cct, Burrum Heads, QLD, 4659

TOTAL APPROX. FLOOR AREA 136 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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