







Unit 1A/11 Fathom Court, Burrum Heads

ABSOLUTE LAKEFRONT LIVING - NOW PRICED TO SELL!

A stunning waterfront lifestyle. A brand-new Hampton-inspired home. And now an even more compelling opportunity to make it yours!

If you've been dreaming of waking up to beautiful water views and enjoying a relaxed waterfront lifestyle, now is the time to take a closer look at 1A, 11 Fathom Court, Burrum Heads.

With a fresh price reduction, this exceptional absolute lakefront property represents outstanding buying and an opportunity that deserves your immediate attention.

Positioned directly on the edge of a picturesque freshwater lake and just moments from the Burrum River, this beautifully presented, brand-new Hampton-inspired residence delivers a lifestyle that is increasingly difficult to find. Imagine launching your kayak or paddleboard from your own backyard, enjoying a leisurely afternoon on the water or simply unwinding as the sun sets and the colours dance across the lake.

This is more than just a home - it's a lifestyle!

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FOR SALE
Offers Above $685,000

VIEW
By Appointment

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Designed to embrace its breathtaking waterfront setting, the home offers an abundance of natural light, a relaxed coastal feel and a wonderful sense of space. The spacious open-plan living and dining area forms the heart of the home, seamlessly connecting indoor and outdoor living while taking full advantage of the uninterrupted lake views.

The stylish contemporary kitchen is both beautiful and practical, featuring stone benchtops, quality appliances, ceramic cooktop, electric oven, dishwasher and generous bench and storage space. Whether entertaining family and friends or preparing everyday meals, this is a space you'll love spending time in.

Adding flexibility is a separate media room, ideal for movie nights, a home office, children's retreat, private gym or even an optional fourth bedroom to suit your changing needs.

The privately positioned master suite provides a peaceful retreat with lake views, complete with air conditioning, ceiling fan, built-in robe and stylish ensuite. Two additional generously proportioned bedrooms also feature built-in robes and ceiling fans, comfortably accommodating family and guests.

Step outside and you'll discover one of this property's greatest attractions - the covered alfresco entertaining area overlooking the sparkling freshwater lake. Perfect for weekend barbecues, sunset drinks or simply enjoying your morning coffee, this is where you'll truly appreciate the beauty of your surroundings.

With the fully completed rear pool style fencing maintaining the open lake outlook, a fully fenced yard and easy access to the water, this property offers an enviable combination of comfort, privacy and outdoor enjoyment.

PROPERTY HIGHLIGHTS

- Absolute lakefront position with beautiful freshwater views
- Brand-new Hampton-inspired residence
- Spacious open-plan living and dining
- Separate media room or optional fourth bedroom
- Stylish kitchen with stone benchtops and quality appliances
- Air conditioning to the main living area and master bedroom
- Master bedroom with ensuite and built-in robe
- Two additional bedrooms with built-in robes
- Ceiling fans throughout
- Covered alfresco entertaining area overlooking the lake
- Fully fenced yard with completed rear pool fencing
- Direct and easy access to the lake for kayaking and paddleboarding
- Internal laundry
- Electric hot water system
- 8-panel solar system

DISCOVER THE BURRUM HEADS LIFESTYLE

Burrum Heads is renowned for its laid-back coastal atmosphere, beautiful waterways and welcoming community. Offering the perfect blend of lifestyle and convenience, residents enjoy easy access to local shopping, cafes, boating facilities and some of the Fraser Coast's finest fishing and recreational waterways.

Spend your days exploring the Burrum River, discovering nearby beaches, enjoying boating and fishing adventures or simply relaxing at home while taking in your own spectacular waterfront outlook.

Here, every day feels like a holiday!

AN IMPORTANT BUYING OPPORTUNITY

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Both residences within the duplex will be sold on individual titles.

With a fresh price reduction and the property now priced to sell, this is an outstanding opportunity to secure an absolute lakefront residence without compromising on lifestyle, quality or location.

Properties offering this combination of brand-new presentation, direct freshwater lake frontage and relaxed coastal living are rarely available.

Don't let this opportunity pass you by. Inspect now and discover the lifestyle waiting for you at 11A Fathom Court, Burrum Heads. For further information or to arrange your private inspection, contact the exclusive marketing agents:
Brad Franks - 0403 887 603
Glenn Barsby - 0418 985 663

MORE DETAILS

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







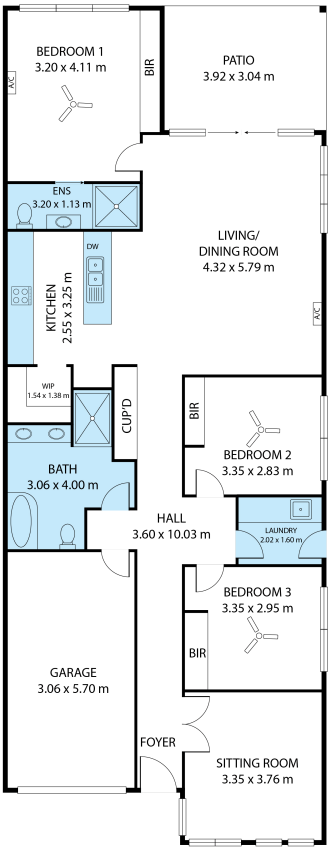




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11a Fathom Cct, Burrum Heads, QLD, 4659

TOTAL APPROX. FLOOR AREA 136 SQ.M

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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