



Unit 1B/11 Fathom Court, Burrum Heads

Come Home to Something Special

Imagine starting the day with a coffee, opening the doors to the alfresco and taking in the view. No rushing. No crowds. Just a beautiful home, plenty of space and the relaxed pace of Burrum Heads.

Brand new and beautifully finished, 1B, 11 Fathom Court is a Hampton-inspired residence that feels both stylish and incredibly easy to live in.

Inside, natural light fills the open-plan living and dining area, creating a warm, inviting space for everyday life. The kitchen sits at the centre of it all, with stone benchtops, quality appliances and plenty of storage - equally suited to a quiet dinner for two or a house full of guests.

And there's room to make the home your own. The separate media room could become a fourth bedroom, home office, children's retreat or somewhere to disappear with a good book.

The master suite is privately positioned and thoughtfully appointed with air-conditioning, ceiling fan, built-in robe and ensuite, while two

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FOR SALE

Offers Above \$749,000

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Fraser Coast
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Interested parties must rely solely on their own enquiries.



additional bedrooms provide comfortable space for family or visitors.

Then come outside.

The covered alfresco is made for long lunches, afternoon drinks and lazy weekends, with the lake providing a beautiful backdrop. And when you're ready to get active, the water is right there for kayaking and paddleboarding.

Beyond home, Burrum Heads offers the kind of lifestyle that's becoming harder to find - quiet, welcoming and surrounded by beaches, waterways, boating and fishing, yet with the everyday essentials close at hand.

At a Glance

- Brand-new Hampton-inspired residence
- Absolute lakefront position
- Open-plan living and dining
- Separate media room / optional fourth bedroom
- Stone kitchen with quality appliances
- Air-conditioning to main living and master bedroom
- Built-in robes and ceiling fans
- Covered alfresco entertaining area
- 8-panel solar system
- Direct lake access for kayaking and paddleboarding

Close to Everything You Need

- 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

Beautifully new, effortlessly relaxed and ready to enjoy - this is the kind of home you'll want to linger in.

Contact Exclusive Marketing Agents Brad Franks 0403 887 603 or Glenn Barsby 0418 985 663 to arrange your private inspection.

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	BN6HXD
Property Type	DuplexSemi-detached
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Solar Panels

Brad Franks 0403 887 603

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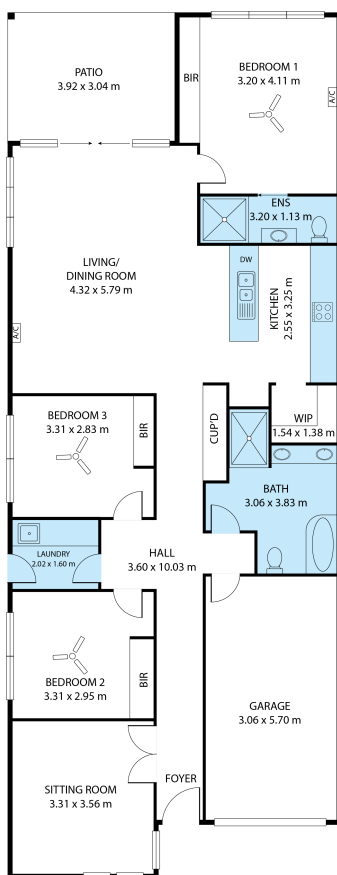
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11b Fathom Circuit, Burrum Heads, QLD, 4659

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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