



33 Howard Street, Burrum Heads

## UNDER CONTRACT | Coastal Perfection with Endless Lifestyle Options

Positioned in one of Burrum Heads' most desirable pockets, this beautifully presented split-level home captures the essence of relaxed coastal living while offering exceptional space, comfort, and versatility. With water views from the expansive front veranda, stunning outdoor entertainment areas, and impressive vehicle accommodation, this property is a true standout for families, retirees, or those seeking a smart investment or Air BNB opportunity.

### Inside & Effortless Comfort & Style

Step inside to discover a thoughtfully designed home featuring three spacious bedrooms and two and a half bathrooms.

The main suite is a true retreat, complete with a walk-in robe, private veranda, and a luxurious ensuite boasting a double shower and make-up vanity area.

Comfort is assured year-round with reverse-cycle air conditioning and ceiling fans throughout, while every bedroom offers built-in robes for convenience. The home's amplimesh and security screens provide peace of mind, and adjustable louvre shutters ensure light and privacy are always perfectly balanced.

3  2  7 

### FOR SALE

Please Call

### AGENTS

Brad Franks

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### AGENCY

LJ Hooker Fraser Coast

07 4191 3500

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We cannot guarantee or give any warranty about the information provided.

Interested parties must rely solely on their own enquiries.



## Outside - A Lifestyle Sanctuary

Set on a fully fenced 1,012m<sup>2</sup> block there's room for everything with 7 undercover parking spaces, plus a 13x7 metre powered shed/man cave - complete with a 2x3metre projector screen for the ultimate home cinema or sports bar experience.

Entertaining is effortless in the outdoor BBQ area, featuring a fireplace, kitchen with generous bench space &ndash; the perfect spot for long afternoons with friends and family.

The well-established, private gardens are serviced by a comprehensive irrigation system fed by bore water, town water, or tank water.

### Additional Features

- Fully concreted driveway and weed-proof ground cover under home with easy undercroft access
- 9x7 metre shade sail plus 3x3 metre garden shed
- Multiple wall-mounted TVs included in the sale
- Room to add a pool or fourth bedroom if desired
- Bore water plus 10,000L water tanks ensure a reliable water supply

### The Location &ndash; Walk to Everything

Just a short stroll to local shops, the hotel, chemist, bowls club, and boat ramps, this address perfectly blends convenience and serenity. Whether you're looking for a permanent home, a holiday escape, or a lucrative short-term rental, 33 Howard Street is a property that truly delivers on every front.

Contact Brad Franks today on 0403 887 603 to organise a private inspection.

## MORE DETAILS

Property ID	B6SHXD
Property Type	House
Land Area	1012 m <sup>2</sup>

### Brad Franks 0403 887 603

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# 33 HOWARD STREET BURRUM HEADS

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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.



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