



Outline is indicative only\*

LJ Hooker



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## Craignish, 376 Craignish Road

UNDER CONTRACT | Discover your Dream home in Craignish.

Escape the hustle and bustle of city life with this amazing property. Sitting on a well maintained 3.3 acres, with everything you could want, including sheds, dual living capabilities, swimming pool, dam and more.

All the work has been done and is a credit to the current owners. The shedding is a dream come true, just bring the boat, caravan or motor home with 12.7 x 5.2 with high-clearance, plus additional space for workshop, cars or storage needs.

Amazing location with close proximity to beautiful beaches, parks, and golf courses. 3 Minute drive to the Country Club and local shopping centre with Foodworks, take away, pharmacy and doctor and less than 15 minutes' drive into the Hervey Bay CBD.

### Property Features

- Saltwater Swimming Pool



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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/AX8HXD](http://ljhooker.com.au/AX8HXD)

**Contact**  
**Glenn Barsby**  
0418 985 663  
[glenn.barsby@ljhooker.com.au](mailto:glenn.barsby@ljhooker.com.au)

**LJ Hooker Fraser Coast**  
**07 4191 3500**

**Disclaimer:** 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.

- Town Water
- Septic
- Full Pest up to date
- New 3.5kw Solar
- Solar Hot water
- Fully Insulated
- NBN and 5G compatible
- Dam with pump for irrigation
- Fire pit
- Undercover BBQ area adjacent to the dam
- Full back to base security
- Shed 12.7m L x 5.2m W with high entry with multiple 15amp outlets
- Shed 11.8m L x 8.6m W with fully sealed air-conditioned hobby/man cave
- Carport 11m x 6.9m

#### Ground Floor

- Separate entry
- Air-conditioned bedroom
- Office
- Newly polished timber flooring
- New Carpet
- Newly painted
- Kitchenette
- Bathroom
- Newly painted
- Large, air-conditioned living/rumpus room

#### First Floor

- 3 good-sized bedrooms with built-ins and all air-conditioned
- Large air-conditioned TV/Family room
- Large kitchen with ample storage
- Electric cooktop
- Dishwasher

The home is turnkey and ready for new owners. Don't miss the opportunity to experience this unique property. Contact Glenn today to arrange a viewing and make this dream home yours!



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## More About this Property

<b>Property ID</b>	AX8HXD
<b>Property Type</b>	House
<b>Land Area</b>	3.32 acre
<b>Including</b>	Air Conditioning Pool Deck Outdoor Entertaining Built-in-Robes Secure Parking Solar Panels Solar Hot Water

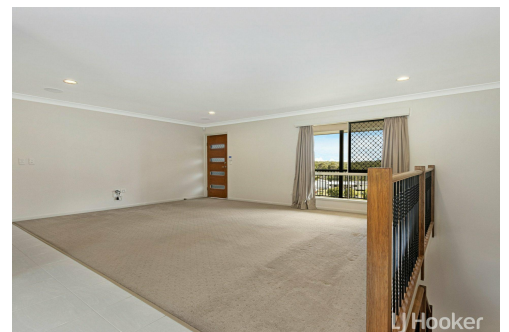
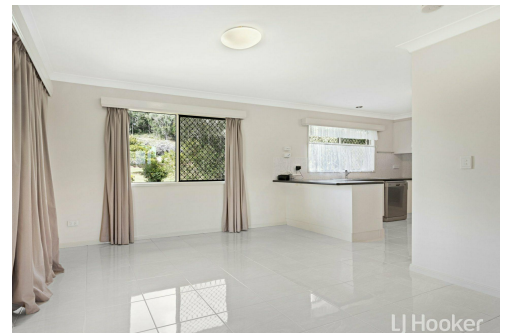
**Glenn Barsby 0418 985 663**

Sales Consultant | [glenn.barsby@ljhooker.com.au](mailto:glenn.barsby@ljhooker.com.au)

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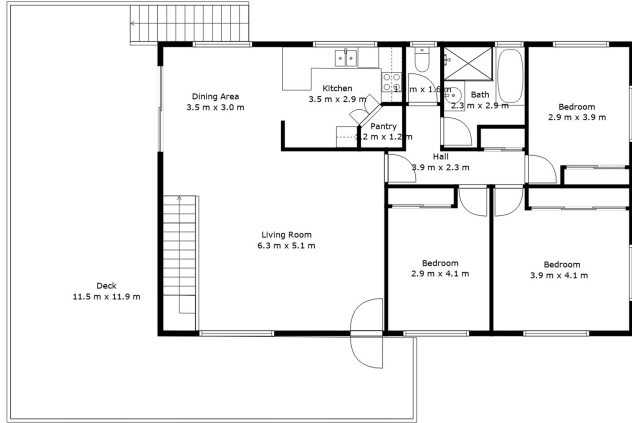
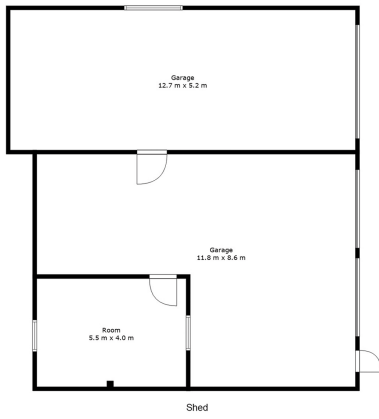
331 Esplanade, SCARNESS QLD 4655

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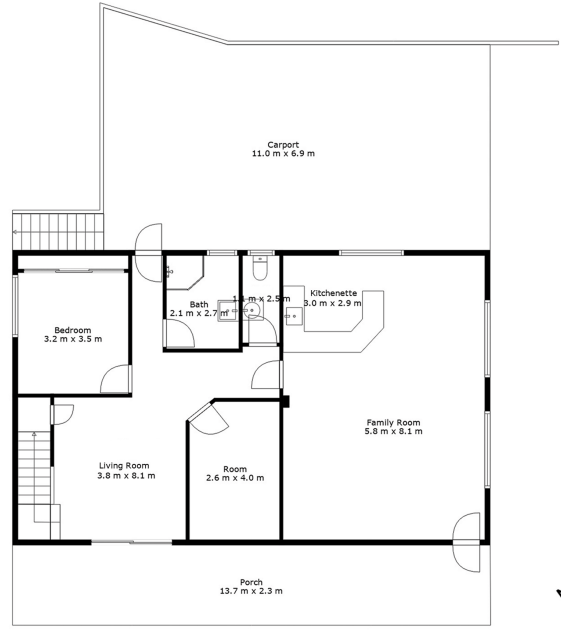


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Floor 2



Floor 1



### 376 Craignish Road, Craignish

THE FLOOR PLAN IS NOT TO SCALE, ALL FEATURES INCLUDED IN THIS 2D PLAN AREA FOR INSPIRATION PURPOSES ONLY. THIS IS NOT AN EXACT REPLICA OF THE PROPERTY OR THE POSITION OF EXTERIOR ELEMENTS. PLANS SHOULD NOT BE RELIED ON. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES