



LJ Hooker



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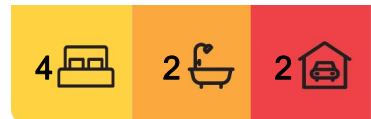
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## Kawungan, 35 Parakeet Circuit

UNDER CONTRACT | Perfect First Home or Investment

Walking distance to the Fraser Coast's no. 1 school FCAC, this well-built family home is just 9 year old and the perfect first home or rental investment home. Featuring:-

- 4 inbuilt bedrooms with an ensuite and walk-in-robe to the master bedroom;
- A modern inbuilt kitchen with adjacent air-conditioned dining/family room;
- Separate air-conditioned formal lounge and front entry;
- Covered outdoor living area;
- 2 car lock up garage plus a fantastic backyard offering side access for a vehicle;
- Fully fenced rear yard with vehicle gates in place;
- Great opportunity to add value to this home with some d&aacute;cor changes inside and out;
- Popular suburb of Flamingo Park in the highly sought-after residential suburb of Kawungan;
- Short drive to sporting grounds and a 5 minute drive to Stocklands shopping centre.



**For Sale**  
Please Call

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

**Contact**  
**Tony Sprake**  
0407 745 714  
[tony.sprake@ljhooker.com.au](mailto:tony.sprake@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.

Genuine reasons dictate this sale so don't hesitate to enquire or miss this rare chance to acquire a home with such a versatile use in the centre of Hervey Bay.

## More About this Property

<b>Property ID</b>	AXPHXD
<b>Property Type</b>	House
<b>Land Area</b>	616 m2
<b>Including</b>	Air Conditioning Outdoor Entertaining Built-in-Robes

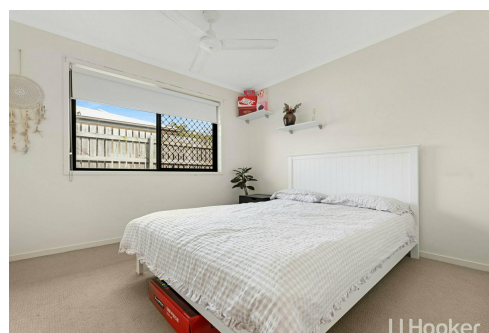
**Tony Sprake 0407 745 714**

Licensee | [tony.sprake@ljhooker.com.au](mailto:tony.sprake@ljhooker.com.au)

**LJ Hooker Fraser Coast 07 4191 3500**

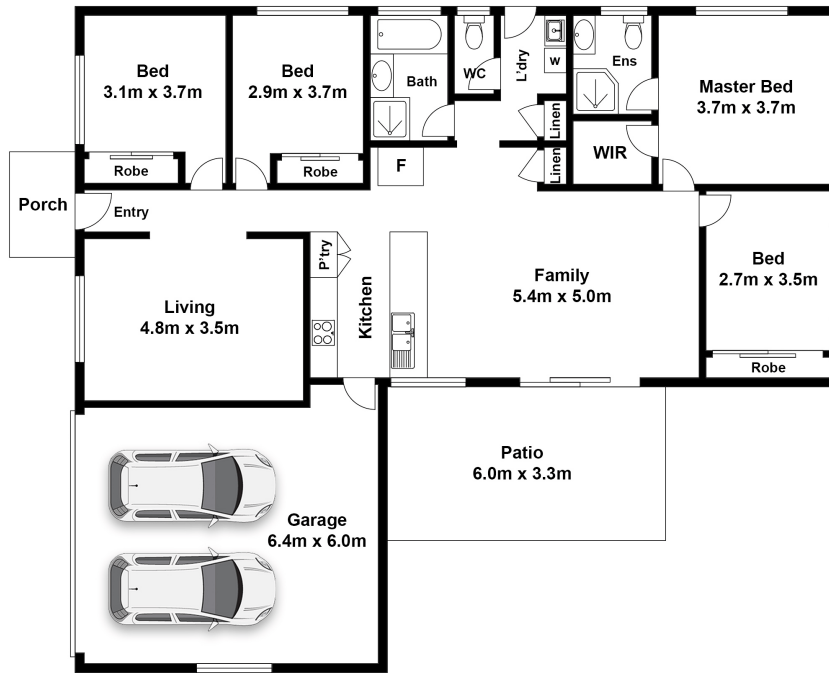
331 Esplanade, SCARNESS QLD 4655

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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 error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The service systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.