







11 Heritage Outlook, River Heads

UNDER CONTRACT - A Rare River Heads Lifestyle Property with Fraser Island & Sandy Strait Views

Set on a generous 3,185m2 and enjoying unhindered views across the islands and Sandy Strait, 11 Heritage Outlook offers a rare combination of privacy, space and relaxed coastal living with a genuine rural feel.

Built in 2015 and positioned to take full advantage of its peaceful surroundings, this meticulously maintained steel-frame home provides the perfect opportunity to escape the hustle and enjoy the tranquillity of the Fraser Coast lifestyle, while remaining conveniently close to the River Heads boat ramp and Fraser Island ferry.

Inside, the home is spacious, comfortable and designed for easy living. Accommodation currently includes two ensuited bedrooms, a large modern kitchen and dining area, plus an impressive huge family room providing plenty of space for family and guests. Ceiling fans throughout add to the year-round comfort.

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FOR SALE
Please Call

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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.

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Importantly, the home's generous layout and available space provide the flexibility to add further bedrooms if required, with the potential to do so relatively easily and cost-effectively. Whether catering for a growing family, regular guests or simply creating additional accommodation for the future, the property offers plenty of scope to adapt as your needs change.

A particularly impressive feature is the huge attic storage area, offering an abundance of additional storage space and making it easy to keep the home organised.

The expansive outdoor living area is where this property truly shines. A huge wrap-around, enclosed entertainment area with durable epoxy flooring provides an exceptional space for entertaining, relaxing and taking in those beautiful Island and Sandy Strait views. Whether enjoying a morning coffee, entertaining friends or watching the changing light across the water, the outlook provides a stunning backdrop to everyday living.

Adding to the home's efficiency, 24 roof-mounted solar panels help reduce ongoing electricity costs while complementing the property's practical lifestyle design.

For those with vehicles, boats, caravans and equipment, you'll be hard pressed to find a more accommodating setup. Bring the car, boat, caravan and tools - there's room for everything, including:

- 4-car accommodation
- Double lock-up garage
- Extended-height carport, ideal for a caravan, boat or larger vehicle
- Workshop
- Additional tool/yard shed
- Extensive usable grounds

And with 3,185m2 at your disposal, there is also genuine potential for additional shedding or outbuildings in the future, subject of course to council approval. This provides an excellent opportunity for those wanting even more room for boats, caravans, vehicles, machinery, hobbies or a substantial workshop.
Outside, the beautifully landscaped gardens, established fruit trees and chook pen further reinforce the property's relaxed rural lifestyle, while the generous grounds provide plenty of room for children, pets, gardens and future improvements.

The location is equally appealing for anyone who loves the water and the outdoors. With the boat ramp and Fraser Island ferry close by, boating, fishing and island adventures are all within easy reach.
This is more than simply a home - it's a peaceful lifestyle property with space, views, functionality and future potential, offering the opportunity to enjoy a tranquil rural atmosphere while being surrounded by the natural beauty of the Sandy Strait and islands beyond.

11 Heritage Outlook is a property that truly needs to be experienced to appreciate the lifestyle, space and potential it offers.

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MORE DETAILS

Property ID	BM7HXD
Property Type	House
Land Area	3195 m2
Including	Dishwasher
	Outdoor Entertaining
	Workshop
	Solar Panels











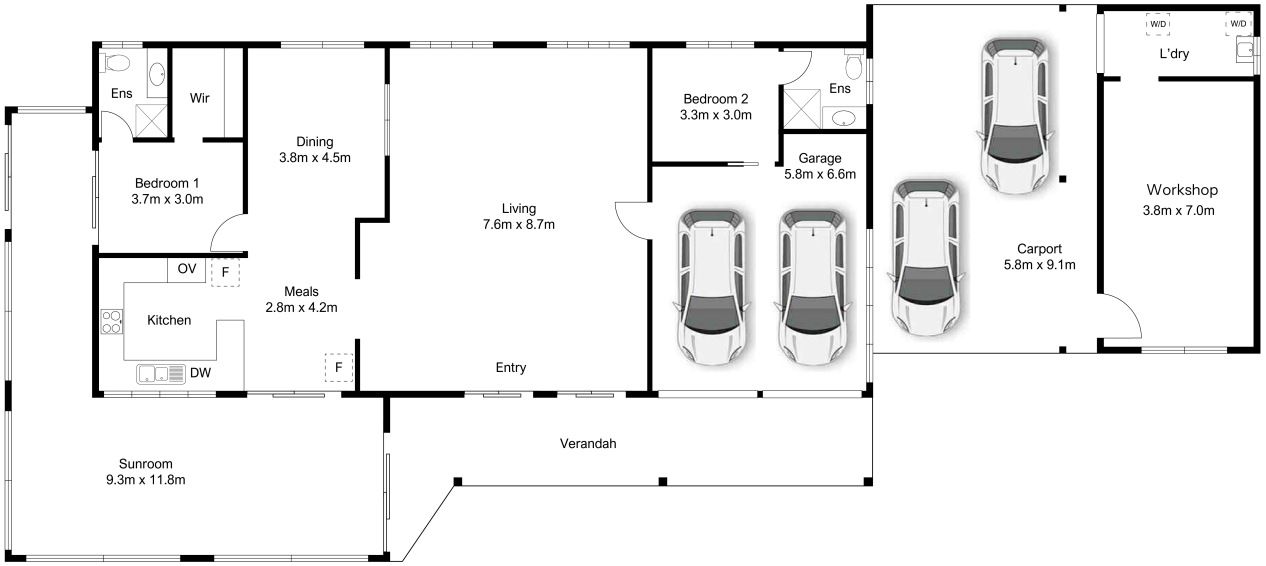
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is 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 efficency can be given.

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