







217 O'Regan Creek Road, Toogoom

# Beachside Living That Must Be Sold This Weekend

If you've been dreaming of a more relaxed coastal lifestyle, this character-filled beach home at 217 O'Regan Creek Road, Toogoom could be the opportunity you've been waiting for. Set in the peaceful seaside community of Toogoom, this charming 3 bedroom home offers the perfect combination of relaxed coastal living, practical space and convenience - with the beach and local shops just a leisurely stroll away.

Inside, the home has that welcoming beach cottage feel, three bedrooms, one bathroom, air conditioning, ceiling fans and a comfortable layout designed for easy living. Whether you're looking for a permanent home, a peaceful place to retire, a weekend escape or an investment, there's plenty here to enjoy. For those who love their toys, hobbies or extra storage, the property also offers a double carport plus approximately a 6m x 6m garage, providing excellent flexibility for storage or accommodating a small car, trailer, motorbikes, small boat and more.

The lifestyle is the real attraction, Imagine starting your mornings with a walk to the beach, enjoying the laid-back atmosphere of Toogoom and having the local boat ramp nearby for those weekends on the

3 1 3

**FOR SALE**
$599,000

**VIEW**
By Appointment

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LJ Hooker Fraser Coast
07 4191 3500

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Interested parties must rely solely on their own enquiries.

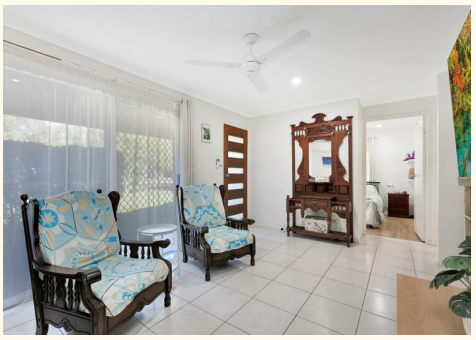
water. With its coastal family atmosphere, peaceful surroundings and relaxed pace, Toogoom is a wonderful place to escape the hustle and bustle without being too far from everything you need and only approximately a short 20 minute drive to Hervey Bay.

The home also features solar electricity with feed-in to the grid, energy efficiency and helping with everyday household running costs. When you need the larger amenities of Hervey Bay, you're within easy reach of the medical precinct, hospital, schools, shopping, dining and everything the Fraser Coast has to offer.

Property Features
- Character filled 3 bedroom beach home and 1 bathroom,
- Ceiling fans, air conditioning and Solar electricity back to the grid
- House is legally wired for generator input.
- Double carport and an approximately 6m x 6m garage, excellent storage for a small car, trailer, motorbikes, small boat and more. 15A power outlet ready for welders.
- Transportable single shade port, securely anchored with concrete footings
- Walk to the beach, the local shops and close to local boat ramp
- Peaceful seaside setting and relaxed coastal family atmosphere
- Convenient access to Hervey Bay's beaches, medical, shopping, schools, parks and education facilities

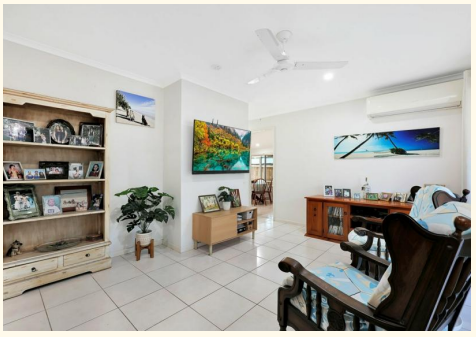
Whether it's a permanent sea change, a coastal investment, a place to retire or simply somewhere to enjoy a slower pace of life, this charming Toogoom home is well worth your inspection. Come and discover the relaxed coastal lifestyle that Toogoom is loved for. Located in the Fraser Coast, the tourist gateway to whale watching and heritage listed Fraser Island. Raelene looks forward to meeting you and showing you through this great property. Call today for your private viewing.











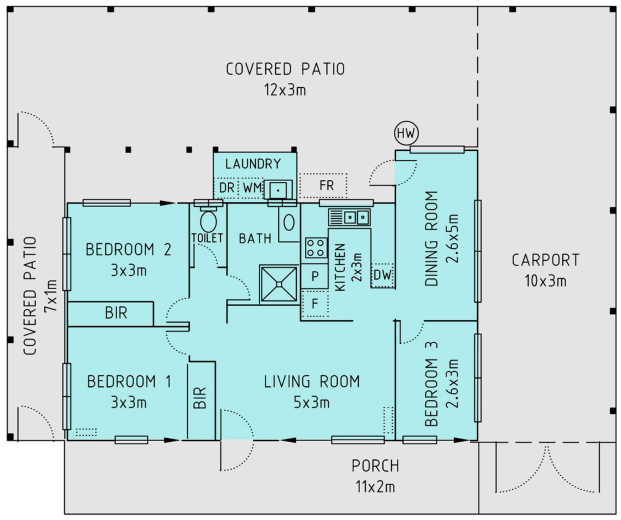
## MORE DETAILS

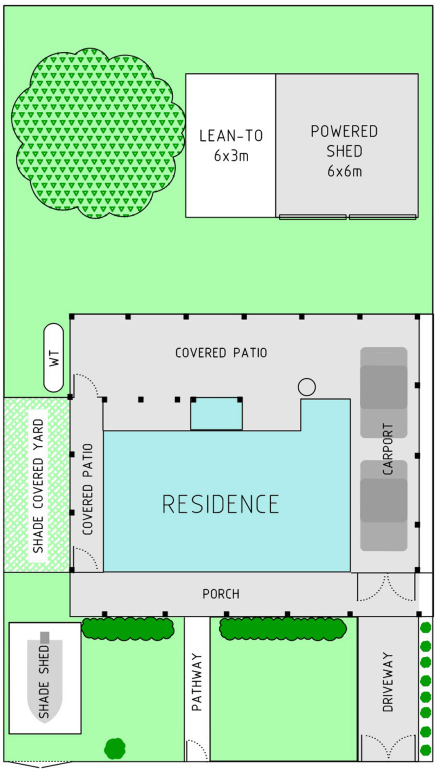
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|---|---|
| Property ID | BP7HXD |
| Property Type | House |
| Land Area | 705 m2 |

**Raelene Box 0412 577 866**
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North Point

## 217 O'Regan Creek Road, Toogoom

This plan is for illustration purposes only. Although dimensions and areas are as accurate as possible, it is conceptual with no guarantees on its accuracy. External parties should rely on their own enquires.

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