



16 Merrilyn Court, Urangan

Where Space Meets Lifestyle - A Home That Grows With You

Some properties offer space. Others offer opportunity. 16 Merrilyn Court, Urangan delivers both - a versatile family residence, an impressive 1,519m² allotment, an exceptional 15m x 9m powered shed and the infrastructure to support a more self-sufficient coastal lifestyle.

Positioned in a peaceful cul-de-sac just minutes from the marina, beaches, schools and everyday conveniences, this is a home that provides the flexibility to suit every stage of life. Whether accommodating extended family, welcoming guests, working from home or simply enjoying the freedom that comes with space, this property offers options rarely found in one address.

Upstairs, light-filled living areas create a welcoming environment for everyday family life, with generous proportions and a practical layout designed for comfort and connection. Downstairs, a fully self-contained retreat with its own living area, kitchen, bedrooms and bathroom provides an ideal solution for multi-generational living, independent teenagers, guests or potential supplementary income (subject to relevant approvals).

4 3 10

FOR SALE

Offers Over \$1,225,000

VIEW

By Appointment

AGENTS

Brad Franks
0403 887 603
brad.franks@ljhooker.com.au

Glenn Barsby
0418 985 663
glenn.barsby@ljhooker.com.au

AGENCY

LJ Hooker Fraser Coast
07 4191 3500

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Interested parties must rely solely on their own enquiries.



Thoughtfully equipped for modern living, the property features a 23-panel solar system, helping support the energy efficiency of the entire home. Combined with 16,500 litres of rainwater storage, this is a property designed with practicality, sustainability and long-term liveability in mind.

A standout feature of this property is the incredible 15m x 9m shed - far more than just additional storage. Complete with three-phase power, a gantry crane, an air-conditioned mezzanine and its own amenities, this purpose-built space is ideal for tradespeople, home business operators, serious hobbyists or collectors. Whether you need room for projects, vehicles, boats, caravans, motorhomes or recreational equipment, this remarkable facility is ready to accommodate it all. Opportunities to secure a residential property with infrastructure of this calibre are exceptionally rare.

The expansive grounds provide the perfect complement, offering room for children and pets to enjoy, additional vehicle accommodation and the freedom to embrace a true outdoor lifestyle. From weekends spent travelling and boating to afternoons spent entertaining or working on your latest project, this home is designed to support the lifestyle you choose to live.

When it's time to relax, the magnesium swimming pool and outdoor entertaining area create a private retreat for family and friends to enjoy year-round. Whether hosting summer gatherings or unwinding after a busy day, this is a home built around connection and making memories.

Combining generous family living, exceptional infrastructure and the relaxed coastal lifestyle that makes Urangan so desirable, 16 Marilyn Court presents a rare opportunity to secure a property that can adapt, grow and be enjoyed for years to come.

If you've been searching for a home with the space to accommodate your lifestyle today and the flexibility to support your future, this is one that deserves your attention.

MORE DETAILS

Property ID	BG3HXD
Property Type	House
Land Area	1519 m2
Including	Ensuite
	Air Conditioning
	Pool
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels
	Water Tank

Brad Franks 0403 887 603

Sales Consultant | brad.franks@ljhooker.com.au

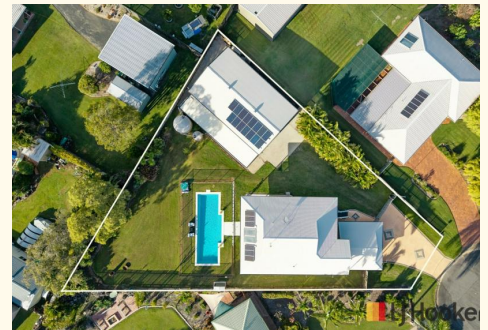
Glenn Barsby 0418 985 663

Sales Consultant | glenn.barsby@ljhooker.com.au

LJ Hooker Fraser Coast 07 4191 3500

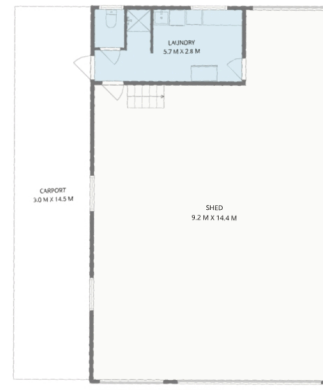
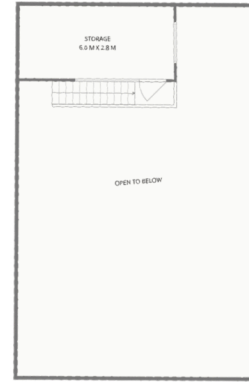
331 Esplanade, SCARNESS QLD 4655

frasercoast.ljhooker.com.au | frasercoast@ljhooker.com.au



16 MERRILYN COURT URANGAN

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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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