



16 Merrilyn Court, Urangan

## Entertainer's Delight with Dual Living & Massive Shed in Sought-After Urangan

Positioned in a quiet street within the highly sought-after suburb of Urangan, this impressive property offers the perfect combination of space, versatility, and lifestyle. Designed for families, entertainers, home business operators, or those seeking dual living potential, this feature-packed home is sure to impress.

### Downstairs - Ideal Dual Living Setup

With its own separate entry, the ground floor provides excellent independent living options and features:

- Air-conditioned open-plan kitchen, dining, and lounge area
- NBN connection
- Two generous bedrooms with ceiling fans
- Bathroom with separate toilet
- Covered outdoor entertaining area
- Direct access to the sparkling magnesium pool

### Upstairs &ndash; Spacious Family Living

The upper level offers comfortable and stylish living with:

- Tiled living areas and carpeted bedrooms
- Large air-conditioned master bedroom with walk-in robe

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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### FOR SALE

Offers Over \$1,349,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Fraser Coast  
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- Two-way bathroom with separate toilet
- Well-appointed kitchen featuring a gas cooktop
- Air-conditioned open-plan dining and lounge area
- Expansive deck overlooking the stunning pool and backyard

#### Outdoor Features

Designed for both relaxation and practicality, the outdoor spaces include:

- Impressive 12.8m x 4.5m magnesium swimming pool with robot cleaner
- 16,500-litre rainwater storage feeding into the home
- Solar (23 panels)
- Large backyard with plenty of room for children and pets
- Low-maintenance gardens
- Excellent side access to the shed

#### The Ultimate Shed

A true standout feature of this property is the enormous shed, offering endless possibilities for tradies, hobbyists, home businesses, or those requiring substantial storage:

- Massive 15m x 9m shed with attached 3m x 15m side carport
- High-clearance roller doors
- Three-phase power
- Gantry crane
- Air-conditioned mezzanine room
- Shower and toilet facilities
- Kitchen and laundry capabilities

Whether you're storing boats, caravans, machinery, running a home business, or simply need extra space, this exceptional shed is equipped to handle it all.

Combining dual living flexibility, outstanding entertaining spaces, a resort-style magnesium pool, and one of the most impressive sheds available in the area, this exceptional Urangan property presents a rare opportunity to secure a versatile lifestyle home in a premium location. Properties offering this level of accommodation, functionality, and lifestyle appeal are seldom available and must be inspected to be fully appreciated.

## 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

**Glenn Barsby 0418 985 663**

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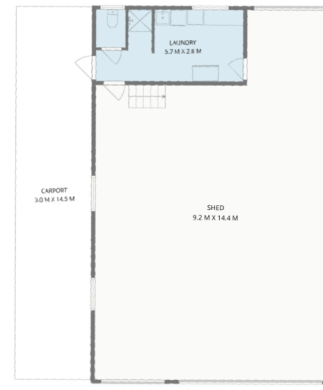
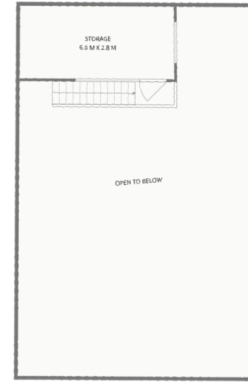
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  8
  1519



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.

