



33 Tristania Crescent, Urangan




## UNDER OFFER | A Smart Buy in a High-Demand Coastal Pocket

Set on a generous 813m<sup>2</sup> block with valuable side access and just a short 15-minute stroll to a dog-friendly beach, this well-maintained home offers an ideal blend of lifestyle, space, and long-term potential - perfect for families and savvy investors alike.

Lovingly owner-occupied for the past 18 years, the home reflects genuine pride of ownership, with a modernised kitchen and light-filled interiors designed for easy living. The practical layout includes three well-sized bedrooms, a functional two-way bathroom, and a separate toilet, while air conditioning in the main living area and ceiling fans throughout ensure year-round comfort.

Flowing seamlessly from the interior, a spacious covered outdoor entertaining area provides the ideal setting for weekend BBQs, family gatherings, or relaxed afternoons at home. The expansive backyard offers plenty of room for children and pets to play, while the wide side access adds flexibility for additional vehicles, a boat, or caravan, with scope for future additions if desired.

Conveniently positioned just minutes from local shopping centres, the marina, and a great selection of cafes and pubs, this location delivers

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### FOR SALE

Please Call

### AGENTS

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

### AGENCY

LJ Hooker Fraser Coast  
07 4191 3500

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

the best of everyday convenience alongside a relaxed coastal lifestyle.

Whether you're looking to settle into a comfortable home near the beach or secure a low-maintenance investment in a sought-after Urangan pocket, this is an opportunity not to be missed. For more information or to arrange your inspection, contact me today on 0403 887 603.

## MORE DETAILS

Property ID	BF6HXD
Property Type	House
Land Area	813 m2

**Brad Franks 0403 887 603**

Sales Consultant | [brad.franks@ljhooker.com.au](mailto:brad.franks@ljhooker.com.au)

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# 33 TRISTANIA CRESCENT URANGAN

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Floor plan is an indication only and should not be relied upon.  
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