



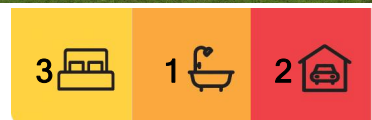
## Urangan, 36 William Street

**UNDER CONTRACT | Central Location & Affordable in a Sought-After Location!**

A family home situated in the sought-after suburb of Urangan, a perfect location for the investor, those entering the homeowners market, & only minutes to the main CBD precinct. This is a 3 bedroom home with a welcoming street presence complimented by a neat and tidy floorplan, comprising of 3 bedrooms, 1 bathroom, comfortable living spaces, attached single garage with remote door & side access to a single shed, all on a low maintenance 607m2 block of land.

### THE PROPERTY

- 3 bedrooms, 1 bathroom
- 2 car accommodation
- Fenced 607m2 block of land
- Security screens



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/AJ6HXD](http://ljhooker.com.au/AJ6HXD)

**Contact**  
**Raelene Box**  
0412 577 866  
[raelene.box@ljhooker.com.au](mailto:raelene.box@ljhooker.com.au)



**Disclaimer:** 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.

**LJ Hooker Fraser Coast**  
**07 4191 3500**

## INSIDE

- 3 built in bedrooms
- Open plan kitchen / dining with direct access to the outdoor rear yard
- Separate lounge
- Family bathroom & separate toilet
- Internal laundry in garage

## OUTSIDE

- Side access to a single shed
- Electric hot water
- Fenced rear yard with room for the dogs & kids to play

Situated in Urangan, positioned within close proximity to the Hervey Bay Boat Club, boat ramp, marina, esplanade, Urangan bowls club, botanical gardens, local cafes & the beaches are just moments from your new home. Just a short drive to Hervey Bay Public and Private Hospitals, Medical Precincts, schools, TAFE, Stocklands shopping centre, the CBD. Located in the Fraser Coast, the tourist gateway to whale watching and heritage listed KGARI (Fraser Island). Raelene looks forward to meeting you and showing you through this great property. Call today for your private viewing.

## More About this Property

Property ID	AJ6HXD
Property Type	House
Land Area	607 m <sup>2</sup>

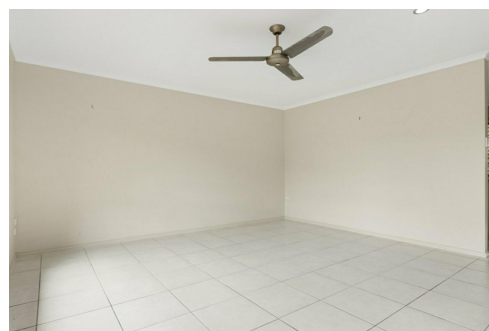
**Raelene Box 0412 577 866**

Sales Agent | [raelene.box@ljhooker.com.au](mailto:raelene.box@ljhooker.com.au)

**LJ Hooker Fraser Coast 07 4191 3500**

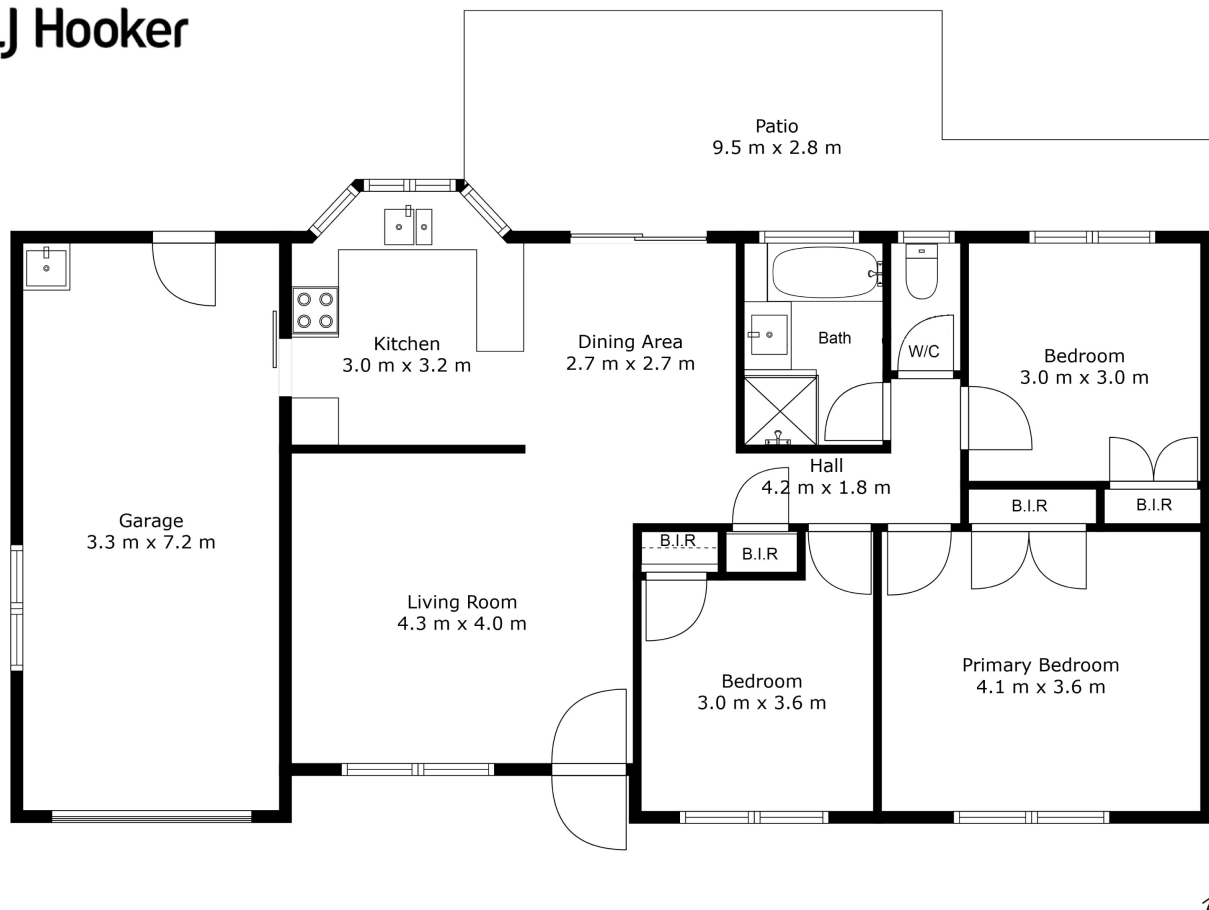
331 Esplanade, SCARNESS QLD 4655

[frasercoast.ljhooker.com.au](mailto:frasercoast.ljhooker.com.au) | [frasercoast@ljhooker.com.au](mailto:frasercoast@ljhooker.com.au)



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## 36 William Street, Urangan

THE FLOOR PLAN IS NOT TO SCALE, ALL FEATURES INCLUDED IN THIS 2D PLAN ARE FOR INSPIRATION PURPOSES ONLY.

THIS IS NOT AN EXACT REPLICA OF THE PROPERTY OR THE POSITION OF EXTERIOR ELEMENTS. PLANS SHOULD NOT BE RELIED ON. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES

