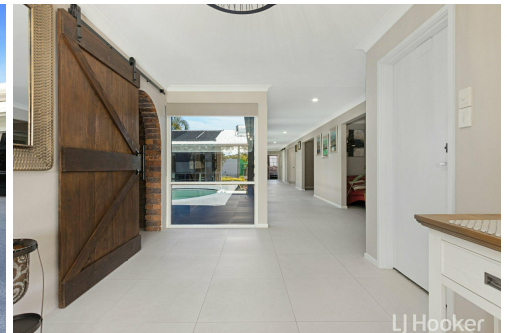




Outline is indicative only*

LJ Hooker



Urangan, 741 Boat Harbour Drive

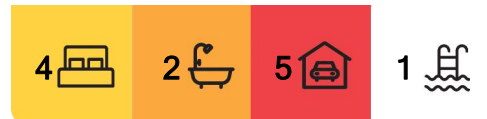
UNDER CONTRACT | Amazing Work from Home Opportunity just 3mins to Beach

What rare opportunity it is to find such a fantastically renovated home on a HUGE 2,427m² block right in the heart of Urangan and just 3 minutes drive to the beach.. I know right, seems too good to be true. No need for premises overheads when you have all that you need in the way of a base to operate your business right from home:-

- Extremely well built and fully renovated 4-5 bedroom home with ensuite and walk-in robe to the master;
- An enormous inner-city allotment well over 1/2 an acre in area (2,427m²) spanning the size of 3 normal blocks and allowing amazing opportunity for those looking to run a business from home or simply looking for plenty of space for the kids to grow up or turning area for a boat, caravan or work truck;
- Massive hallways all the way through the home that commence with a grand formal entry foyer from the front entrance porch;



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.



For Sale
Please Call

View
ljhooker.com.au/AN7HXD

Contact
Tony Sprake
0407 745 714
tony.sprake@ljhooker.com.au

LJ Hooker Fraser Coast
07 4191 3500

- Solid low maintenance brick veneer construction with colorbond roof;
- Spacious and centrally located lounge room with a meals room immediately off the kitchen that overlooks the fabulous inground pool, this home was designed to perfection well before it's time;
- A separate rumpus or games room at the front of the home for those fabulously fun afternoons and evenings spent entertaining friends and family;
- Gorgeous modern kitchen with quality stone top cabinetry and amazing storage space including a butlers pantry/laundry immediately behind;
- Formal dining room with grand lighting above;
- Quality large tiling right the way through the home with an fashionably light decor throughout that will allow accent colours to stand out beautifully;
- 4th bedroom is currently opened into the 5th bedroom to create a perfect teenagers bedroom complete with gaming room;
- A privately positioned inground pebblecrete swimming pool with awesome concrete surrounds and an abundance of outdoor gazebo areas making for the perfect summer setting;
- 2 car garage within the home with remote and high clearance roller doors that can also double as a business studio/office away from the rest of the household and immediately near the front foyer/entry;
- Massive 12m x 9m colourbond shed with 3 x extra high clearance roller door access as well as a workbench area that is fit for any tradesman/contractor looking to accommodate machinery and work vehicles;
- Equally so, the shed will accommodate the tallest of caravans or boat biminies;
- Marvelous concrete driveway and turning circle to the shed via electric driveway gates means for easy daily access;
- 3kw solar back to grid available to the home as well as 5 split air-conditioning throughout as well as security mesh to all doors and windows;
- 2 x rainwater tanks (8,000l & 22,000l);
- Large side yard that offers potential for subdivision if not required.
- The property is positioned literally a stones throw to Urangan Central Shopping Centre just a 3 minute drive to schools;
- The Urangan foreshore is located a mere 3 minute drive or a short scooter trip away and of course for those boaties/fisherman, the boat ramp facilities at the Urangan Marina are just a few minutes away.

The opportunities are seemingly endless with this magnificent piece of real estate in the heart of Urangan so don't hesitate to become the envy of all your friends and family by attempting this property today. Contact the exclusive marketing agents LJ Hooker today.



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More About this Property

Property ID	AN7HXD
Property Type	House
Land Area	2427 m2
Including	Ensuite Air Conditioning Pool Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

Tony Sprake 0407 745 714

Licensee | tony.sprake@ljhooker.com.au

LJ Hooker Fraser Coast 07 4191 3500

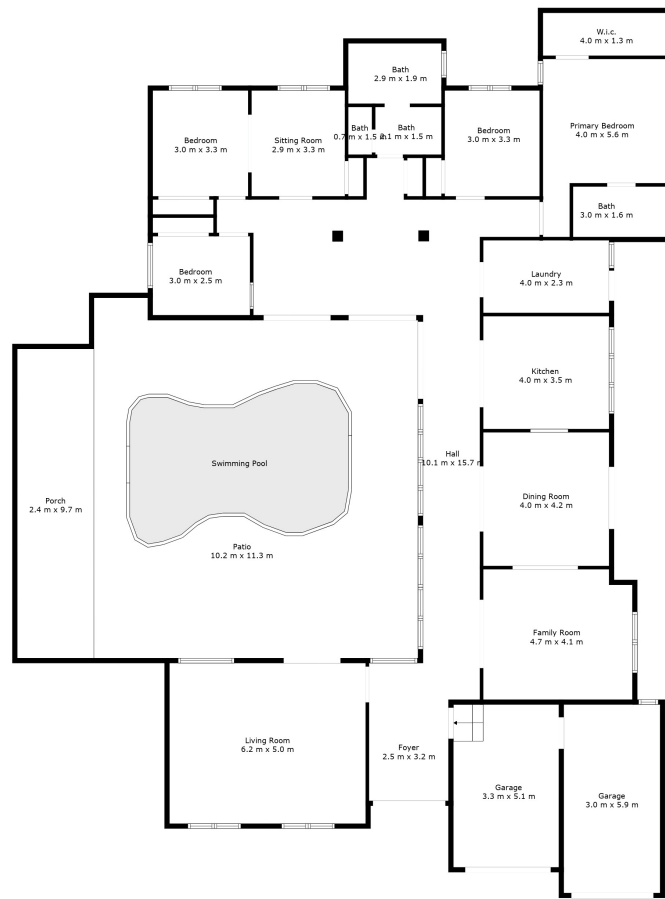
331 Esplanade, SCARNESS QLD 4655

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741 Boat Harbour Drive, Urgan

THE FLOOR PLAN IS NOT TO SCALE, ALL FEATURES INCLUDED IN THIS 2D PLAN AREA 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