






88 Hansen Street, Urangan

4  2  1 

## Beachside Living in Urangan - Ideal for Investors & First Home Buyers

**FOR SALE**

\$819,000

**VIEW**

Sat 20th Jun @ 11:00AM - 11:30AM

**AGENTS**

Raelene Box  
0412 577 866  
raelene.box@ljhooker.com.au

**AGENCY**

LJ Hooker Fraser Coast  
07 4191 3500

Positioned in the ever popular suburb of Urangan, this 4 bedroom home offers space, coastal lifestyle, functionality & the chance to add your own personal touch, approximately 800m to the Urangan beach. Walk or just a short drive to the Esplanade, walking tracks & the relaxed coastal Urangan lifestyle.

The practical floorplan includes 4 bedrooms, the main bedroom with an ensuite, open plan living areas, a family bathroom & a separate laundry. Living spaces open out to an outdoor entertainment area, ideal for enjoying a morning coffee & coastal breezes. A single garage provides lockup parking & the property is positioned a short drive to the Hervey Bay Boat Club & boat ramp, local shops & all essential amenities.

Key features include:

- 4 bedrooms, main with ensuite
- Open plan kitchen with electric appliances
- Spacious lounge & dining with direct access to the outdoor living
- Separate laundry with rear access

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**

- Outdoor entertaining & fire pit area &ndash; perfect for entertaining and year-round enjoyment.
- Single garage with internal access & side access
- Solar back to grid, electric hot water & ceiling fans

Nestled in the sought after pocket of Urangan on an established low maintenance 600m2 block of land, close to the Esplanade, Hervey Bay Boat Club & boat ramp, various beaches & schools with just a short drive to the Hervey Bay hospital, university & major shopping. Whether you're a first home buyer, investor or sea change buyer, this is a great opportunity to secure a home with location, lifestyle and potential. Located on the Fraser Coast, the tourist gateway to whale watching and heritage listed Fraser Island. Raelene looks forward to meeting you and showing you through this great property. Call today for your private viewing.

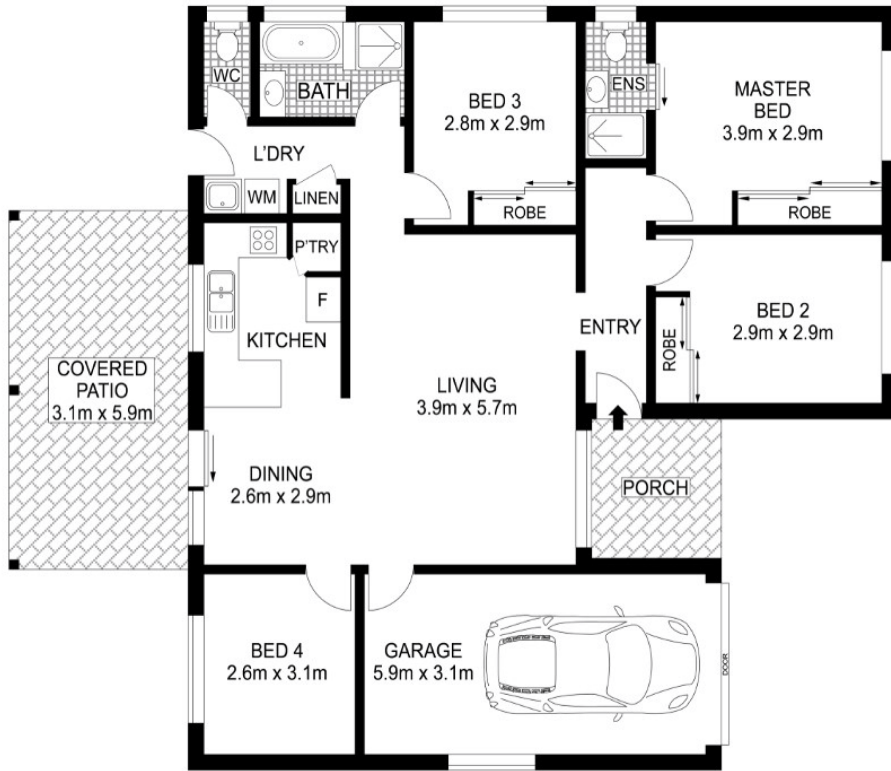
## MORE DETAILS

Property ID	BGFHDX
Property Type	House
Land Area	600 m2
Including	<ul style="list-style-type: none"> <li>Ensuite</li> <li>Air Conditioning</li> <li>Outdoor Entertaining</li> <li>Built-in-Robes</li> <li>Secure Parking</li> <li>Fully Fenced</li> <li>Solar Panels</li> </ul>

**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  
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### 88 Hansen Street, Urangan

This plan is for illustration purposes only. Although dimensions and areas are as accurate as possible, it is conceptual with no guarantees on its accuracy. External parties should rely on their own enquires.

