



## Urraween, 32-40 Madsen Road

UNDER OFFER | Stately Manor on 7647m<sup>2</sup> up in Urraween

A rare opportunity to own this grand old lady up in the hills overlooking Hervey Bay and just a stones through to Hervey Bays hospital and medical precincts is this amazing 1 3/4 acre property. Boasting:-

- Elegant Victorian/Tudor-style architectural design with massive wrap-around verandas with a north facing aspect and overlooking near 2 acres of lawned grounds and tropical gardens.
- Brick external walls and roof of low maintenance colorbond sheeting house all the grace of the yesteryear home design and decor including 11ft ceilings, ornate plasterwork and timber finials as well as exquisite timber casement French doors and windows throughout.
- Fully functional galley-style kitchen in place until the new owners decide to upgrade.
- Fully functional fireplaces to both the formal living and reception rooms.
- A grand entrance lobby featuring original Spanish tiled inlays from which to receive



**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.



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**07 4191 3500**

visitors.

- Vast 3m wide wrap around verandahs with magnificent slate floors and creating an expanse of elegant outdoor living/alfresco space.
- The original design intended for the home features 4-5 bedrooms and an abundance of bathrooms/ensuites together with grand formal dining, lounge and guest reception rooms.
- Perfect opportunity for a transformation/upgrade into an AirBnB destination with an untapped short term accommodation audience though the hospital, aged and health care facilities immediately adjacent to the property in Urraween Rd.
- Detached 3- bay garage with a further detached flat/studio capable of offering additional accommodation with some refurbishments completed.
- 2nd detached 9 x 6m colorbond shed also with a 3,000l rainwater tank.
- Full driveway to both a round-a-bout garden plus a paved Mediterranean-style driveway aproning between the shedding and residence.
- Electric/automated gate access at both street frontages.
- Back to grid solar panel system capturing approximately 4kW of free power.
- Town water connection, multiple bore water stations plus 2 x large rainwater tanks provide an abundance of water for irrigation opportunities to service the most elaborate of intended gardens and landscaped grounds.
- An array of established fruit trees including mango, mandarin, orange, papaya, guava, lemon to name but a few of both the tropical and medicinal varieties.
- Massive 2-street frontage to both Madsen Rd and Maik Dr which allows the opportunity of subdivision into 3 x magnificent 1/2 plus properties.
- The property is positioned conveniently to all urban facilities including the CBD and Stocklands Shopping centre just 3 minute drive away and schools literally just 5 minute walk from the property.
- The FCRC Sporting precinct is a mere 3 mins drive from the front gates and morning/afternoon beach swims/walks with the family are literally 7mins drive away at the Pialba foreshore.

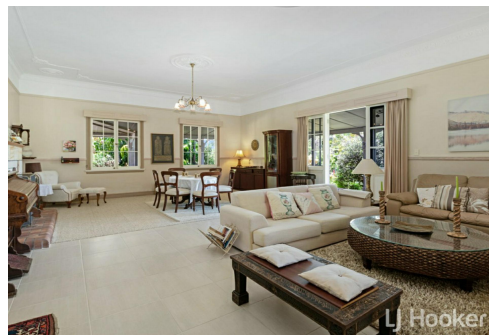
The opportunities are seemingly endless with this magnificent piece of real estate in the heart of Urraween so dont hesitate to become the envy of all your friends and family by attempting this property today. Contact the exclusive marketing agents LJ Hooker today.

## More About this Property

<b>Property ID</b>	AE8HXD
<b>Property Type</b>	House
<b>Land Area</b>	7647 m <sup>2</sup>

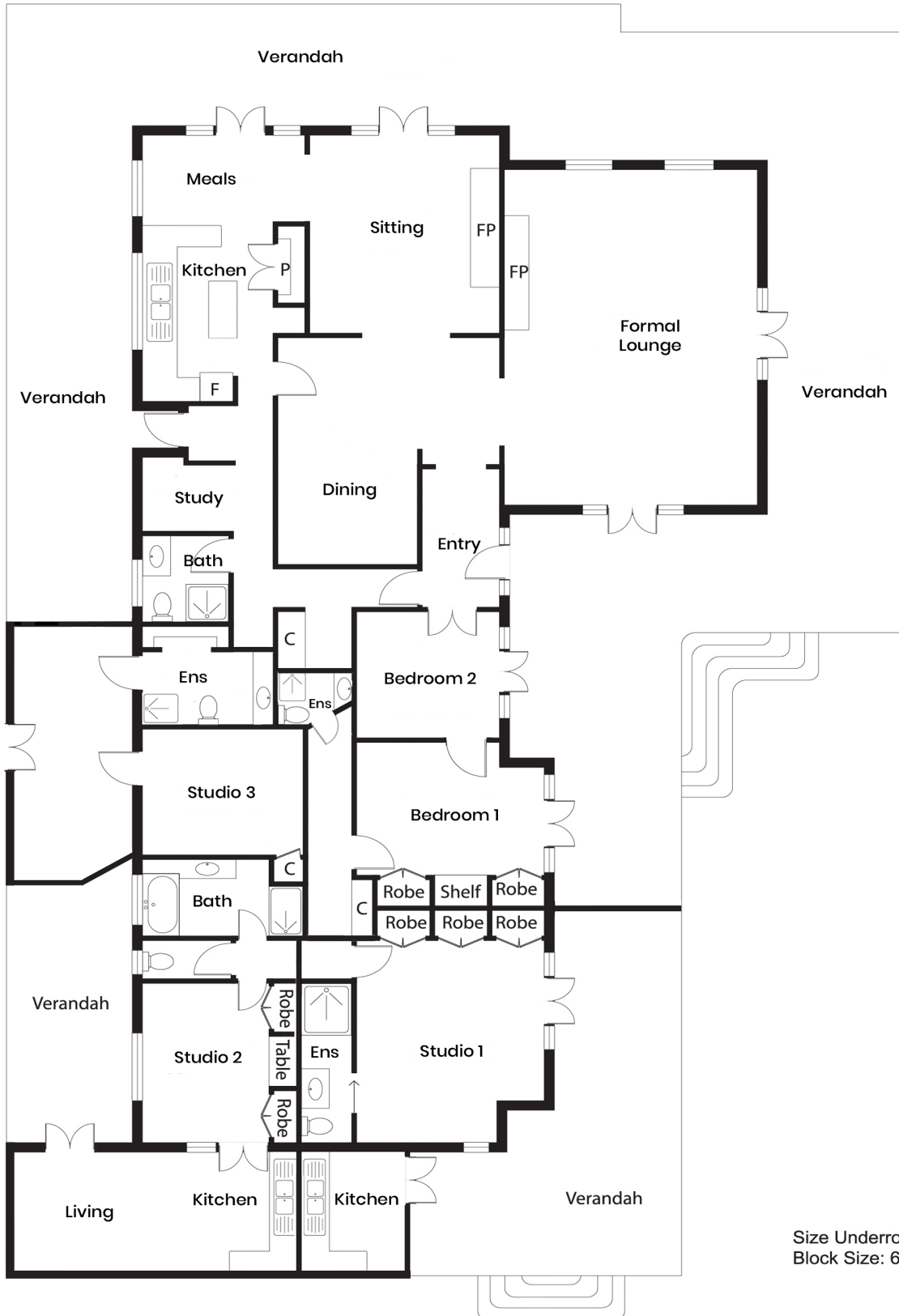
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Size Underroof: 203m<sup>2</sup>  
Block Size: 626m<sup>2</sup>

THE FLOOR PLAN IS NOT TO SCALE, MEASUREMENTS ARE INDICATIVE AND IN FEET. 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

32-40 Madsen Road, Urraween x5 x5 x3