

## Urraween, 4 Delmo Court

UNDER CONTRACT | Just in time for Summer

This beautifully designed 4-bedroom home is located in a quiet cul-de-sac, in the highly sort after suburb of Urraween. Nestled on a generous 820 sqm block, and just minutes to all facilities, this property offers an impressive outdoor space overlooking an amazing pool, making it ideal for relaxing this summer.

The owners are reluctantly re-locating South, and have recently completed extensive improvements including,

New Air-conditioners.

New downlights and ceiling fans.

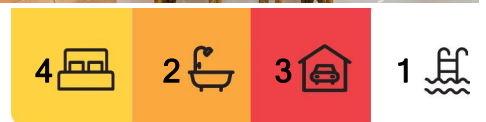
New Stove, Oven, Dishwasher, Benchtops.

New Hot Water System.

New carpets and Blinds.

New pool equipment including dolphin cleaner.

Home has been repainted inside and out



**For Sale**

Offers Above \$799,000

**View**

[ljhooker.com.au/ATMHXD](http://ljhooker.com.au/ATMHXD)

**Contact**

**Glenn Barsby**

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**LJ Hooker Fraser Coast**  
07 4191 3500

**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.



#### Additional Features

- 9.9KW Solar Power
- Air-Conditioned Main Bedroom with W.I.R & Ensuite
- Additional three bedrooms with built in robes & ceiling fans
- Separate, Dining, Lounge and sitting room
- Double Lock-up garage with storage cupboards & internal access, plus side access to additional single car accommodation with workshop space.
- Enclosed Outdoor Entertaining area with plantation shutters, overlooking amazing tropical gardens with Swimming Pool
- 2 x water tanks for gardens
- Security Screens throughout
- NBN, Fibre to the Node (FTTN)
- Fully fenced 820m2 block

This amazing property perfectly combines modern living with outdoor enjoyment. Contact exclusive listing agent Glenn Barsby to arrange your inspection.

## More About this Property

<b>Property ID</b>	ATMHXD
<b>Property Type</b>	House
<b>Land Area</b>	820 m2
<b>Including</b>	Air Conditioning Pool Outdoor Entertaining Built-in-Robes Solar Panels Water Tank

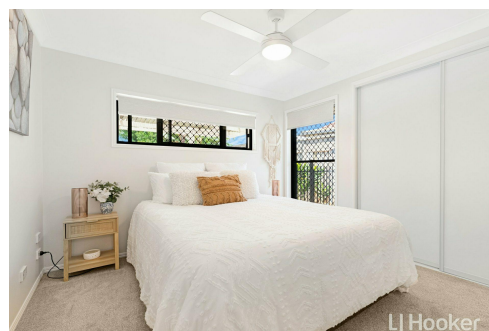
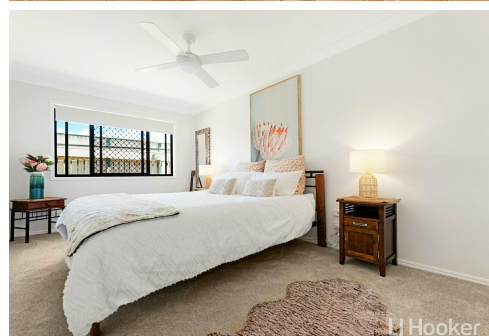
**Glenn Barsby 0418 985 663**

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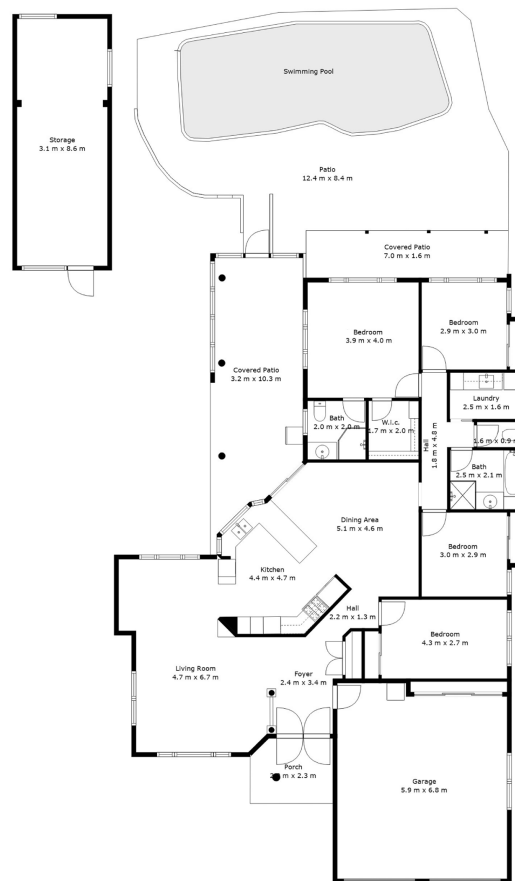
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## 4 Delmo Court, Urraween

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