



4 Delmo Court, Urraween

## UNDER CONTRACT | Just in Time for Summer

Welcome to 4 Delmo Court, a beautifully renovated family home tucked away in a peaceful cul-de-sac in the highly sought-after suburb of Urraween. Sitting on a spacious 820m<sup>2</sup> block, this stunning residence offers the perfect combination of modern style, functional design, and outdoor relaxation - just in time for summer. Enjoy resort-style living with a sparkling tropical pool, lush gardens, and an expansive enclosed entertaining area with plantation shutters - perfect for hosting friends and family or unwinding in privacy.

### Recent Upgrades Include:

- New air-conditioning units throughout
- New LED downlights and ceiling fans
- New stove, oven, dishwasher & kitchen benchtops
- New hot water system
- New carpets and blinds
- Freshly repainted inside and out
- Pool equipment including a robotic cleaner

### Key Features:

- Master bedroom with air-conditioning, walk-in robe & private ensuite
- Three additional bedrooms with built-in robes & ceiling fans

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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### FOR SALE

Please Call

### AGENTS

Glenn Barsby  
0418 985 663  
glenn.barsby@ljhooker.com.au

### AGENCY

LJ Hooker Fraser Coast  
07 4191 3500



- Separate lounge, dining, and sitting rooms for flexible family living
- Modern kitchen with quality appliances and generous workspace
- Double lock-up garage with built-in storage & internal access
- Side access to additional single carport with workshop space
- Enclosed patio with plantation shutters & the ultimate entertaining zone
- Beautifully landscaped tropical gardens with a stunning in-ground pool
- 9.9kW Solar Power System & energy efficient living
- Three rainwater tanks for garden use
- Security screens throughout
- Fully fenced 820m2 block for privacy and security
- NBN connected & Fibre to the Node (FTTN)

#### Location Perks:

Conveniently located just minutes from major shopping centres, schools, medical facilities, and the Hervey Bay CBD &mdash; all while enjoying the peace and privacy of a quiet cul-de-sac.

This incredible home delivers a lifestyle of comfort, style, and outdoor enjoyment. Don't miss the opportunity to make it yours! Contact exclusive listing agent Glenn Barsby today to arrange your private inspection.

#### MORE DETAILS

Property ID	B3RHXD
Property Type	House
Land Area	820 m2
Including	Air Conditioning Pool Outdoor Entertaining Built-in-Robes Solar Panels Water Tank

**Glenn Barsby 0418 985 663**

Sales Consultant | [glenn.barsby@ljhooker.com.au](mailto:glenn.barsby@ljhooker.com.au)

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# 4 DELMO COURT URRAWEEN

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2

2

820



Floor plan is an indication only and should not be relied upon.  
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