



Urraween, 42 Chancellor Drive

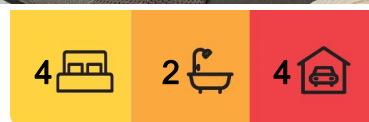
UNDER CONTRACT | Spacious Family Living in Urraween or Savvy Investment Opportunity!

A welcoming street presence & the all-important practical floor plan are just a few of the highlights of this family home. Comprising of 4 bedrooms, 2 bathrooms, air-conditioned living area, rear entertainment area, double lock up garage with power, all on a fenced 813m2 block of land. This property is a must on your inspection list!

- Fantastic 813m2 allotment with excellent colorbond fencing all the way round offering amazingly safe and secure storage for the biggest of caravans or a boat
- 4 bedrooms with an ensuite to the master
- Partly refurbished throughout
- Main formal living room with a kitchen and meals room adjacent
- Inbuilt kitchen with a fantastic walk-in pantry
- Air-conditioning to main and 4th bedroom and living room
- Rear covered outdoor entertainment area



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/AK1HXD

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- Security screens & electric hot water
- 6.6m x 12m colorbond shed with amazing storage as well as power and high clearance roller doors and further vehicle accommodate at the awning
- Currently no neighbours on either side and furthermore the property backs on to a FCRC parkland reserve so no neighbours there either
- An extremely centrally located address in a quiet circuit that is just 2 mins drive to schools and the Hervey Bay Hospital and medical precinct
- The home is presently with quality tenants until February 2025 and inspections are by appointment

The property represents a fantastic opportunity to purchase an established family home, located in the suburb of Urraween, positioned within close proximity to Hervey Bay facilities and Stockland Shopping Centre, the CBD, esplanade and beautiful beaches.

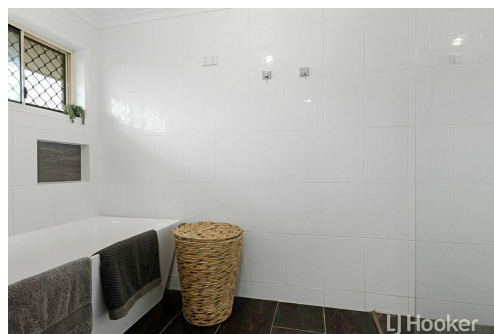
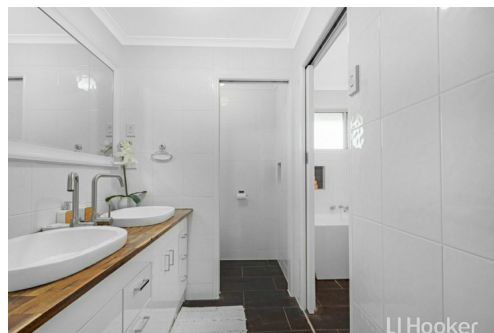
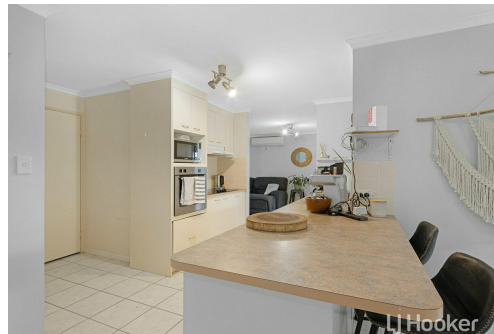
The marketing agents Raelene Box and Tony Sprake look forward to meeting you and showing you through this great property. Call today for your private viewing.

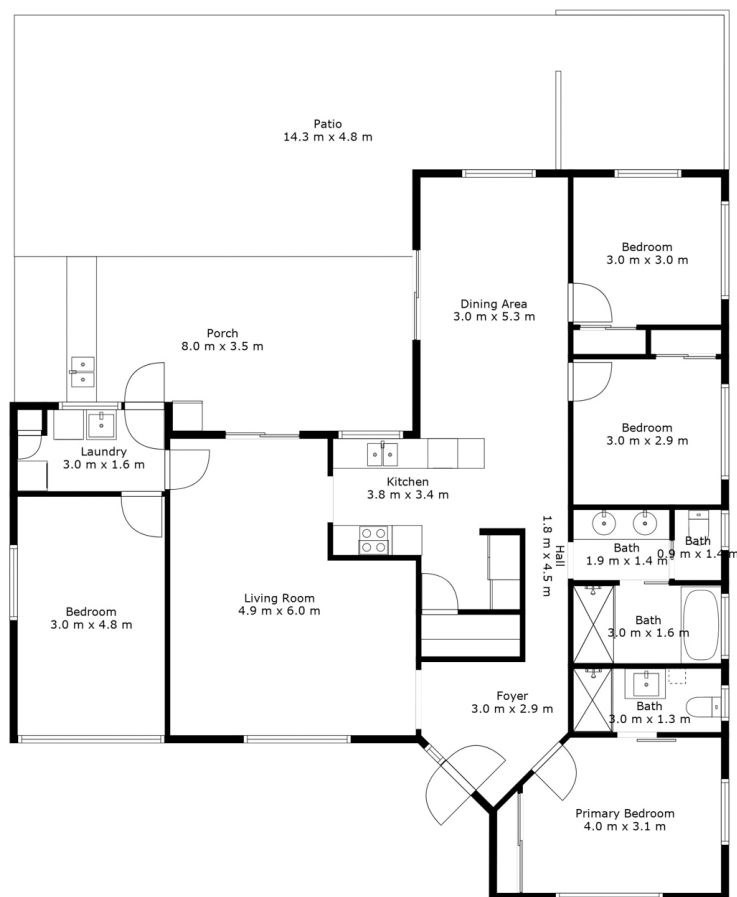
More About this Property

Property ID	AK1HXD
Property Type	House
Land Area	813 m²
Including	Air Conditioning Toilets (2) Fully Fenced

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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

