



Urraween, 45 Chancellor Drive

UNDER CONTRACT | Immaculate Without a Cent to be Spent

Right in the heart of the city and literally walking distance to both the Hervey Bay Hospital and Pialba CBD, this exquisitely immaculate home for those with the young and growing family to enjoy all that Hervey Bay has to offer.

Featuring:

- 4 inbuilt bedrooms, with an ensuite to the main and with a/c to each;
- A carpeted and a/c formal lounge as well as a separate living/dining room;
- Spacious kitchen with good storage and conveniently positioned in the centre of the home;
- Integrated LED light system that offers changeable lighting modes throughout the home;
- Refurbished bathroom and ensuite with shower and separate bath to main;
- Repainted inside and out with roof also repainted;
- Superb covered outdoor entertainment patio over looking the private and secure rear



For Sale
Please Call

View
ljhooker.com.au/ay9hxd

Contact
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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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- yard offering that is beautifully manicured and gardened;
- Tiles throughout the living areas as well as carpeting to all bedrooms;
 - 2 bay remote lockup garage with internal access and epoxy flooring;
 - Spacious 685m2 allotment with fencing in place to the rear and house returns;
 - Matching single lockup colorbond shed for the camper trailer or boat with good side access;
 - Additional lawn shed at the back of the property and perfect for housing mowers and yard tools;
 - Extremely low maintenance brick and tile construction requiring minimal weekly upkeep making this the perfect home base for those seeking to travel;
 - An amazing investment opportunity also with a likely achievable rent in the region of \$600pw;
 - Positioned in a quiet residential circuit street with very low traffic;
 - Popular neighbourhood with remarkable convenience to schools/shopping as well as a very short drive to Hervey Bay Golf Club and the beaches in Pialba.

Homes in this location and with all that is on offer here are in short supply at the moment, so don't miss this opportunity! Call today to arrange your private inspection.

More About this Property

Property ID	AY9HXD
Property Type	House
Land Area	685 m2

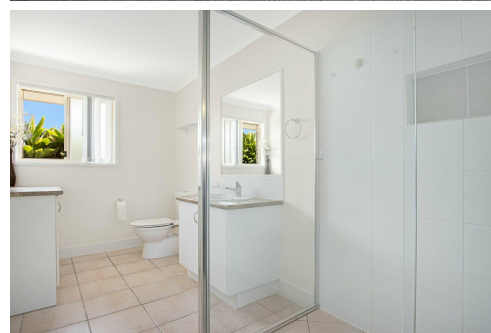
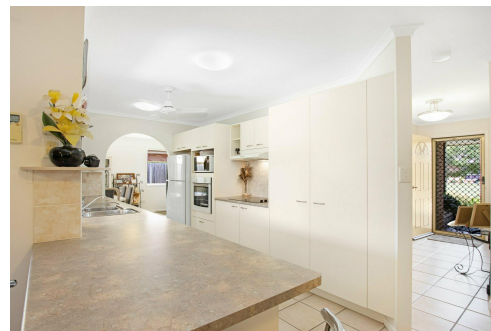
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The service systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.