



**35 Blue Water Rd, Booral**



**QUIET CUL DE SAC LOCATION, SEMI RURAL LIFESTYLE, IDEAL HOLIDAY HOME, LOCK UP BASE TO TRAVEL AUSTRALIA OR FIRST TIME BUY.**

**\* UNDER CONTRACT \***

**LARGE 2000 SQM LAND SIZE, WIDE CONCRETE DRIVEWAY, AMPLE BOAT AND CARAVAN PARKING.**

**6 X 9 SHED WITH ADDITIONAL OFF STREET PARKING, THE BOAT LAUNCH RAMP IS AT RIVER HEADS.**

**This Unique Character Home Was Constructed in 2003 on a Land Size of 2000 Sqm.**

**The Property is Situated in a Quiet Cul de Sac in the Semi Rural Location of East Booral.**

**The Home is Ideal for a Buyer Who Has Lived on Acreage and Appreciates Space and Privacy.**

**or a Weekend Retreat to Access Fraser Island and The Surrounding Fishing Waters of Hervey Bay.**

**Use as a Base Whilst You Explore Australia in Your Caravan, The Options are Endless.**

**Ground Floor:**

**2 Beds 1 Bath 2 Car Spaces 2,000 m2**

<b>Price</b>	<b>SOLD</b>
<b>Property Type</b>	<b>Residential</b>
<b>Property ID</b>	<b>843</b>
<b>Land Area</b>	<b>2,000 m2</b>

#### **AGENT DETAILS**

**Tony Stephens - 041 66 99 000**

#### **OFFICE DETAILS**

**Peregian Real Estate**  
**041 66 99 000**



Living and Dining Room  
Kitchen  
Combined Bathroom and Laundry

First Floor:

Stairs, Air Conditioner, to First Floor Landing  
Bedroom 1 onto Front Deck, Walk in Robe  
Bedroom 2 overlooking the Rear

Outside:

6 x 9 Shed, Power  
Ample Off Street Parking  
Long Concrete Driveway  
Septic System Pumping into the Front Yard  
Town Water  
Mains Power  
NBN Available [www.whistleout.com.au/Broadband/Search?  
address=Blue+Water+Road,+Booral+QLD+4655](http://www.whistleout.com.au/Broadband/Search?address=Blue+Water+Road,+Booral+QLD+4655)

Land Size: 2000 Sqm  
Age: 14/11/2003

Local Area:

- \* 5 to 10 Minutes to River Heads Shops and the Boat Launch Ramp
- \* 10 Minute Drive to Hervey Bay Airport.
- \* 15 to 20 Minute Drive to the Marina at Urangan
- \* 15 Minutes Drive to Urangan Shopping Centre

With the Great Sandy Straits Water only a Short Distance Away this is an Ideal Holiday Home, Country Retreat or Your Perfect Family Home.  
Local IGA Shop, Servo, Airport and Golf Course is off Booral Road, Five Minutes Further is The Urangan Shopping Centre including Woolworths.  
River Heads is a Short Drive Away which provides Boat Access to the Water and a Barge to Fraser Island.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*