



35 Janine St, Booral



ACREAGE WITHIN WALKING DISTANCE TO THE OCEAN,
2 HECTARES = 6.1 ACRES = 25,000 SQM - DOUBLE 6.4 X
6.4 BRICK GARAGE, DOUBLE 7.7 X 6.2 SHED, SOLAR
SYSTEM

BE QUICK - FIRST TO SEE, WILL BUY ! *** FIRST TO SEE - DID BUY ***

*** UNDER CONTRACT IN 24 HOURS ***

* LOCAL SOLD DATA: 87 JANINE STREET, BOORAL - 3/2/8 on 2HA -
SALE AMOUNT \$480,000 on 13/06/2015 *

FIRST TIME FOR SALE IN 29 YEARS, BUILT FOR THE CURRENT
SELLER, OWNED THE LAND SINCE 1991, BUILT IN 1992.
WALK THROUGH THE COUNCIL RESERVE AT THE END OF BARALLEN
STREET TO THE OCEAN.

* Internal Photographs Will Be Available on Monday, Unless The Home is
SOLD *

This Delightful 2 Hectare or 6.1 Acres or 25,000 Sqms Acreage Family Home
Was Constructed by Renowned Local Quality Builder Mark Fox for the
Current Seller in 1992.

Benefits:

4 2 4 2.00 ha

Price	SOLD
Property Type	Residential
Property ID	859
Land Area	2.00 ha

AGENT DETAILS

Tony Stephens - 041 66 99 000

OFFICE DETAILS

Peregian Real Estate
041 66 99 000

Peregian
REAL ESTATE

- * A Majority of the Acreage is Open Cleared Land
- * New 24 Panel, 6.6 Kw Solar System, ABB Inverter, Installed in August 2020
- * 7.7 Deep x 6.2 Wide Double Shed, Three Doors, Front 2.69 W x 2.55 H, Side 2.4 W x 2.55 H
- * 6.4 x 6.4 Double Garage, Auto Doors 2.4 W x 2.0 H, Light and Power
- * 6.9 x 3.6 Covered Alfresco
- * Septic System
- * Town Water
- * Dam, Pump
- * Electric Hot Water
- * Electric Kitchen Appliances
- * Dishwasher
- * 6 Ceiling Fans
- * Electric Front Gate
- * Fully Fenced

Land Size: 2 Hectares = 6.1 Acres = 25,000 Sqm

Builder: Mark Fox

Age: 1992

Local Area:

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