



25 Cooloola Cres, Urangan



THREE BEDROOMS PLUS TWO ADDITIONAL SEPARATE ROOMS: GUEST ACCOMMODATION BEDROOM & LIVING ROOM OR POTENTIAL WORK FROM HOME BUSINESS, HAIR SALOON S.T.C.A

\* UNDER CONTRACT WITHIN 7 DAYS \*

PRIVATE LANDSCAPED GARDENS, MODERN KITCHEN AND BATHROOM.

SHORT DISTANCE TO THE GREAT SANDY STRAITS MARINA, HERVEY BAY.

This Delightful Modernised Family Home Was Constructed Approx 1989 into 1990's on a Land Size of 659 Sqm.

Over The Last Few Years The Current Seller Has Maintained and Improved The Property to a Very Good Standard.

Benefits:

- \* 6.6 kW 20 Panel Solar System, 2018
- \* 2 Air Conditioners
- \* 6 Ceiling Fans
- \* New Carpets, March 2021
- \* Interior Painted, March, 2021
- \* Modern Kitchen
- \* Breakfast Bar

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**Price** SOLD for \$390,500

**Property Type** Residential

**Property ID** 888

#### AGENT DETAILS

Tony Stephens - 041 66 99 000

#### OFFICE DETAILS

Peregian Real Estate

041 66 99 000

**Peregian**  
REAL ESTATE

- \* Electric Cooktop & Oven
- \* Dishwasher
- \* Built in Robes
- \* Separate WC
- \* Large Separate Living, Media or Guest Accommodation Room or
- \* Potential Home Business Room, Previous Hair Dressers, Plumbing for a Sink, S.T.C.A.
- \* Private Landscaped Garden
- \* New Decking, 2021
- \* Shade Cloth, 2018
- \* Off Street Parking
- \* 2.75 M Wide Side Access to the Rear
- \* 6 x 3 Garden Shed

Age: Approx 1989 into 1990's

Land Size: 659 Sqm

Local Area:

Situated a Short Distance from the Spectacular Harbourside Marina of Australia's Whale-Watching Capital.

This home is perfectly located to take advantage of all that Hervey Bay and the Fraser Coast has to offer.

Urangan Shopping Centre is off Elizabeth Street and the Local Corner Shop is around the corner in Boat Harbour Drive with Bus Services that run locally. Explore the Heritage-Listed splendor of Fraser Island, indulge in some of Australia's best calm water boating, fishing and swimming.

Kick back with an Espresso at a Beachside Alfresco Cafe - Dine on fresh local seafood, or if the time of year is right, get the world's best view of humpback whales at play and when you're really ready, live the seaside resort lifestyle !

*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.*