



7 Maunsell St, Urraween



IDEAL INVESTMENT, MODERN SPACIOUS FAMILY HOME LOCATED IN A SOUGHT AFTER POSITION, CLOSE TO HOSPITALS, MEDICAL FACILITIES, SCHOOLS, SHOPS, GOLF & BEACH

\* UNDER CONTRACT WITHIN 24 HOURS OF GOING LIVE ONLINE \*

24 HOURS NOTICE FOR VIEWINGS - MONDAY to FRIDAY  
CURRENTLY LEASED AUGUST 2019, ENDS FEBRUARY 2022.  
RENT PAID \$420.00 PER WEEK - RATES APPROX \$3,400.00 PER YEAR.

This Delightful Modern Spacious Family Home Was Constructed in 2016 on a Land Size of 450 Sqm.

Open Plan Living, Stone Kitchen Benchtops, Mains Gas Cooktop, Electric Oven and Breakfast Bar.

Ducted Air Conditioning That Will Control Our Temperate Climate to Ensure a Comfortable Environment.

Separate Media Room, Study Nook, Internal Laundry, Double Access to the Internal Garage.

Left Side Access to the Rear Yard for a Trailer or a Small Vehicle.

Benefits:

- \* Ducted Air Conditioning System
- \* Ceiling Fans

4 bedrooms 2 bathrooms 2 car spaces 450 m2

**Price** SOLD for \$460,000

**Property Type** Residential

**Property ID** 908

**Land Area** 450 m2

#### AGENT DETAILS

Tony Stephens - 041 66 99 000

#### OFFICE DETAILS

Peregian Real Estate

041 66 99 000

**Peregian**  
REAL ESTATE

- \* Ensuite Shower
- \* Walk in Robe
- \* Built in Robes
- \* Exterior Shutters
- \* Covered Alfresco
- \* Garden Sheds

Age: 2016

Land Size: 450 Sqm

Local Area:

Hervey Bay and St Stephen's Hospitals.

St James School, Bayside Christian College and TAFE Queensland Campus.

Eli Waters Shopping Centre is off Ibis Boulevard with Woolworths, Medical Centre, Coffee Club and Individual Retailers.

The New Medical Centre is off Pialba Burrum Heads Road.

The Hervey Bay Golf & Country Club is off Old Maryborough Road.

The Main C.B.D. is off Boat Harbour Drive, Main Street and Torquay Road.

Local Beaches are in Point Vernon, Scarness, Torquay and Urangan.

Hervey Bay Airport links to Brisbane and Sydney.

*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.*