

Sold



11 Kimberly Way, Burrum Heads



## PERFECT LOCATION & POSSIBILITIES APLENTY

Located in the quiet coastal community of Burrum Heads, this well designed home is perfectly positioned for those looking for the ultimate sea change.

Perfectly positioned on a flat 836m<sup>2</sup> allotment and located only a few minutes stroll to the water, this low set, four bedroom, two-bathroom home has everything you need to start living the sea change that you have always dreamed of.

With plenty of room to accommodate the motorhome, boat or caravan and room for a pool as well, 11 Kimberly Way Burrum Heads is sure to please.

The kitchen with gas cooktop, Bosch dishwasher and plenty of cupboard and bench space ensures any home chef will be right at home.

The air conditioned master bedroom also offers a ceiling fan, ensuite and built in robe.

The other three guest bedrooms also come complete with ceiling

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**Price** SOLD for \$655,000  
**Property Type** Residential  
**Property ID** 10570  
**Land Area** 836 m<sup>2</sup>

### AGENT DETAILS

Shane Laraghy - 0434 342 232

### OFFICE DETAILS

Hervey Bay and Burrum Heads  
1/3 Ivor Drive Burrum Heads, QLD,  
4659 Australia  
0434 342 232



fans and built-in robes (one guest bedroom is also air conditioned).

The air conditioned lounge room offers the perfect place to enjoy your favourite movie or a great place to just relax and read your favourite book.

The fully enclosed outdoor entertainment area with built in BBQ provides a great space for entertaining and enjoying casual dining with friends and family.

The separate 9m x 9m shed with attached 7m x 6.5m carport offers plenty of room for all the toys. With power already hooked up, the shed would also make the perfect "Man Cave", hobby space or workshop.

#### THINGS TO LOVE ABOUT 11 KIMBERLY WAY BURRUM HEADS:

- Located a short stroll to the Water
- Plenty of Room for the Boat and Caravan
- Room for a Pool
- 9m x 9m powered Shed with attached 7m x 6.5m carport
- Air Conditioned Living Area
- Air Conditioned Master Bedroom
- Fully Enclosed Outdoor Entertaining Area with Built in BBQ
- Ceiling Fans to all Living Areas and Bedrooms
- Internal Laundry
- Bore Water
- 1,000 Litre Water Tank
- 3kw Solar System
- Solar Hot Water

Investors can be assured of a property that is easy to maintain and rent out, with current vacancy rates in the area at 0.40%.

11 Kimberly Way Burrum Heads is only a short distance to Burrum Heads town centre, which has all you need including a tavern, bowls club, convenience store, butcher, bakery, petrol station, doctors and chemist.

You can also hook up the boat and drive a few minutes to one of the towns three boat ramps, providing you with direct access to great fishing in the Burrum River.

Burrum Heads is only a 25 minute drive to Hervey Bay which offers both public and private hospitals and major retail shopping centres along with airport facilities providing direct links to Brisbane and Sydney.

Call Shane today on 0434 342 232 to book your private inspection.

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