








## DISCOVER 1 HARLEQUIN CT BURRUM HEADS - WHERE TRANQUILLITY BECKONS

Welcome to the picturesque charm of 1 Harlequin Ct Burrum Heads. Perfectly positioned on a 2,013m2 corner allotment this is more than just a home; it's a retreat where dreams take root and memories flourish.

An enchanting property that plays host to an array of wildlife and nature this property offers its new owners countless opportunities.

As you step onto the property, you're greeted by all that nature has to offer, painting a portrait of rural tranquillity. You will also find plenty of room for parking the boat, trailer and caravan.

Whether you're drawn to the allure of more space or seeking a serene haven to downsize from larger acreage, this stunning residence offers the perfect blend of space, style and modern convenience.

Upon entering, you are welcomed with an abundance of natural light creating a warm and welcoming ambience.

The generous, open plan design provides ample room for living and entertaining, with a focus on convenience and functionality.

Outside lush green turf and whispering palms makes the outdoors feels like a private paradise.

Whether you're relaxing with a glass of wine while sharing stories around the fire pit, entertaining family and friends with a twilight BBQ or doing your daily yoga session under the sun on the lush green lawn, this home

4 2 3 2,013m2

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| **Price** | SOLD for $905,000 |
| **Property Type** | Residential |
| **Property ID** | 10922 |
| **Land Area** | 2,013 m2 |

### 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

is a testament to the art of versatility and opportunity.

**THE RESIDENCE:**

- Open Plan Design
- Four Bedrooms
- Master Bedroom with Walk in Robe & Ensuite
- Main Bathroom (Separate Toilet)
- Family Room + Living Room + Media Room
- Air Conditioned Family, Kitchen Area
- Air Conditioned Master Bedroom
- Plantation Shutters throughout
- Ceiling Fans Throughout
- Fully Enclosed Aussie Outdoor Patio
- Internal Laundry
- Security Screens fitted
- CCTV Security System
- 10 KW Solar System

**THE GROUNDS**

- 2,013m2 corner allotment
- 2 Street Access
- 2 Car Shed 6m x 6m (Powered) with Roller Doors and attached 6m x 3m Carport
- Gated Side Access
- Town Water
- Fully Fenced
- Landscaped Gardens
- 2 x 25,000 Litre Water Tanks
- Paved Outdoor Entertaining Area with Fire Pit
- Greenhouse
- Propagation Shed
- Garden Shed
- Established Gardens
- Easy Access for Parking the Boat & Caravan

**THE LOCATION**

- 8 minutes drive to the Water
- 8 minutes drive to Boat Ramp
- 12 minutes to Craignish Gold Course
- 13 minutes to Howard Golf Course
- 24 minutes drive to Hervey Bay Hospital
- 28 minutes drive to Yarilee State School and Xavier Catholic College
- 33 minutes drive to Hervey Bay Airport
- 30 minutes drive to Maryborough
- 26 minutes drive to Maryborough Hospital
- 1 hour 10 minutes drive to Bundaberg
- 2 hours and 16 minutes drive to Sunshine Coast
- 3 hours and 17 minutes drive to Brisbane

Beyond the boundaries of your own piece of paradise lies the charm of the Burrum Heads community. With its local conveniences including Foodworks convenience store, butcher, bakery, medical centre, pharmacy, post office, Tavern & Bowling Club. Burrum Heads boasts a relaxed coastal lifestyle and a strong sense of community.

Offering its new owners the perfect balance between privacy and

convenience, with everything Burrum Heads has to offer just a stone's throw away, you'll have everything you need right at your fingertips.

1 Harlequin Court Burrum Heads is a rare gem on the Fraser Coast. Call Exclusive Marketing Agent Shane Laraghy on 0434 342 232 to arrange your private inspection and experience the life of peace and tranquillity that awaits.

*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.*