







RESORT STYLE LAKEFRONT LIVING – COASTAL LIVING AT ITS FINEST

4 2 3 2,007m2

Shane Laraghy from Blue Moon Property is proud to present 91 Beach Drive Burrum Heads to the market.

With absolute waterfront to the rear of this property, this stunning 2,007m2 lakefront address would suit those looking for the best coastal living has to offer.

Located in a dress circle pocket of Burrum Heads, one of the Fraser Coast's most liveable suburbs, this coastal abode is not only a luxurious residence; it's a lifestyle choice.

Upon arrival, you will be immediately captivated by the cool elegance that exudes from this expansive property. As you walk through the light-filled entryway prepare to be tantalized by the spaces beyond. Every aspect of this home has been thoughtfully designed to maximise light, space and liveability.

The heart of this haven lies within its stunning air-conditioned designer kitchen, where your culinary skills can take centre stage. Boasting stone benchtops, gas cooktop, custom cabinetry, island benchtop and dishwasher, the kitchen has been meticulously arranged to elevate the joy of meal preparation, flawlessly accompanied by the convenience of a separate butlers pantry.

The resort style, air-conditioned master suite, conveniently situated privately at one end of the home, offers stunning water views, walk in

Price	SOLD for $1,150,000
Property Type	Residential
Property ID	11034
Land Area	2,007 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

robe and luxe ensuite.

Three further bedrooms, each with built in robes and ceiling fans, provide the perfect place for family and friends to enjoy their own private sanctuary.

The luxe main bathroom with freestanding bath, double sink vanity and separate toilet ensures the elegance and functionality continue throughout.

The separate air-conditioned media room offers the perfect place to enjoy movie nights with friends or a great space for the family to play board games on a lazy Sunday afternoon.

The dedicated study could also be tailored to your individual lifestyle needs offering the perfect place for a home office, hobby space or artwork display area.

Surrounded by lush green turf and stunning water views, the outdoors feels like a private paradise. Palm trees sway in the breeze creating a sense of serenity. Designed around maximising the lakefront lifestyle and aspect 91 Beach Dve offers the perfect lakeside address for those seeking the very best.

Those that inspect will be thoroughly impressed, set your expectations high, you will not be disappointed.

WHAT 91 BEACH DRIVE BURRUM HEADS HAS TO OFFER:

- Lakefront Location

- Water Views

- Home As New - 2 Years Old

- 2,007m2 Allotment

- 380m2 under roof

- 3 Car Remote Garage with Internal Access

- Ducted Air-Conditioning

- 4 Bedrooms

- 2 Bathrooms plus Powder Room

- 3 Living Areas

- Ceiling Fans Throughout

- Internal Laundry

- Room for a Pool

- Room for a Shed

- 1.5kw Solar System

- Gas Hot Water

WHAT BURRUM HEADS HAS TO OFFER:

-Foodworks Supermarket

- Bakery

- Butcher

- Chemist

- Medical Centre

- Hairdresser

- Petrol Station

- Bowling Club

- Tavern with Bottle Shop

- Deep Water Access Boast Ramp

- Golden Beaches perfect for boating, fishing, crabbing, kayaking and wind surfing

- School Bus Service to and from Hervey Bay

- Bus Service to and from Hervey Bay

- Coles & Woolworths Online Shopping Delivery

LOCATION

- 5 minute **walk** to the water;
- 5 minute **walk** to National Parkland;
- 5 minute **walk** to Saltwater Lakes;
- 5 minute drive to Burrum Heads Chemist, Medical Centre, Hairdresser;
- 8 minute drive to Burrum Heads town centre (Foodworks, Butcher, Baker, Fish & Chip Shop);
- 8 minute drive to boat ramps;
- 24 minute drive to Yaralee State School & Xavier Catholic College;
- 24 minute drive to Hervey Bay
- 28 minute drive to Hervey Bay Hospital;
- 36 minute drive to Hervey Bay Airport
- 1 hour and 15 minutes drive to Bundaberg;
- 2 and a half hours drive to Sunshine Coast;
- 3 and a half hours drive to Brisbane

Come and experience the tranquillity of lakeside living. Call Exclusive Marketing Agent Shane Laraghy today on 0434 342 232 to arrange your private inspection.

(Note – the freshwater lake located at the rear of this property is privately owned. No public use of the lake is allowed without the express consent of the lake owner.)

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.