







COASTAL LIFESTYLE, PERFECT POSITION, ENVIABLE ATTRIBUTES

3 2 2 778m2

Price	SOLD
Property Type	Residential
Property ID	11203
Land Area	778 m2

Shane Laraghy from Blue Moon Property proudly presents 1 Krista Court Burrum Heads to the market.

Perfectly positioned in the sought after Dolphin Waters Estate, this stunning master built home offers everything you have been searching for. With ducted air conditioning, a stunning saltwater inground pool, executive library space and walking distance to the water, this property offers the type of perfection that is rarely presented to the market.

As you enter the front yard of this property, with its luscious green lawn and decorative plantings, you will immediately appreciate the effort that has gone into making this property a picturesque oasis.

Entering across the front deck and through the inviting French doors the standout features are immediately obvious. From the exquisite timber floors and louvre windows to the open plan design and quality fittings, this property wants for nothing.

Showcase your culinary skills in the generous sized chefs kitchen. Blending functionality and design it is truly the heart of the home. With its stone benchtops, Smeg gas cooktop, Smeg oven, walk in pantry,

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

floating island benchtop, stainless steel appliances, dishwasher, large fridge space and plenty of cupboard and bench space has everything you need to create you culinary masterpieces. The kitchen also boasts its own atrium allowing light to fill the room and adding a special sense of style to the space.

Walking out through the bi-fold doors into the under roof entertainment area you will find the perfect place for BBQing and entertaining friends while enjoying the picturesque views of the sparking inground pool, with glass stacker doors also offering the option of enclosing the entertainment area, allowing year round enjoyment.

The resort style master bedroom is located at the rear of the house, providing the perfect private parent's retreat. Complete with louvre windows, large ensuite, his and her built in wardrobes and access through the glass door to a private verandah this space will be your go to for peace and quite at the end of a long day.

The other two generous sized bedrooms, conveniently located at the front of the house, come complete with ceiling fans and built-in robes.

Property Features:

- Ducted Air Conditioning
- Timber Floors in living areas and bedrooms
- Room to park the boat, caravan or motorhome in front
- Inground Salt Water Lap Pool 18m
- Ceiling fans throughout
- Smeg Gas Cooktop
- Smeg Oven
- Fully Enclosed outdoor undercover entertaining area
- 2 Car Carport at front (Shade Sail)
- 9m x 5m Garden shed
- 18 Solar Panels
- Bore water
- Rain Water tank
- Fully Fenced
- Solar Hot Water
- Town Water
- Town Sewer

BBQs on the deck after an afternoon in the pool will be a regular ritual – select your favourite play list on Spotify, chill the prosecco, toss a fresh salad together, marinate the meat and seafood and enjoy your own

private coastal oasis.

The separate executive library space could also be converted to a media room, fourth bedroom or gym. If more room for the toys is appealing, the space could be returned to the original two car lock up garage.

Conveniently located only a short distance from the Burrum Heads town centre where you will find all you need including a convenience store, butcher, bakery, petrol station, tavern, bowls club, petrol station, doctors and chemist.

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.

This is a lifestyle opportunity not to be missed. Call Exclusive Marketing Agent Shane Laraghy today on 0434 342 232 to book your private inspection.

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