







DISCOVER 13 BRYPAT CLOSE BURRUM HEADS – WHERE TRANQUILLITY BECKONS

Welcome to the picturesque charm of 13 Brypat Cl Burrum Heads. Perfectly positioned on a sprawling 2,011m2 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 the boat, trailer, caravan and motorhome.

Located only a 6-7 minute drive to the beach, this property offers everything you need to start the tree/sea change you have always dreamed of.

The large, spacious kitchen with electric cooktop, dishwasher, plenty of cupboard and benchtop space and a large double door pantry is every home chef's dream.

4 2 3 2,011m2

Price	SOLD for $875,000
Property Type	Residential
Property ID	11423
Land Area	2,011 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

Whether you're drawn to the allure of more space or seeking a serene haven to downsize from larger acreage, this residence offers the perfect blend of comfort, style and modern convenience that will have its new owners feeling like the luckiest buyers in the world!

The undercover outdoor entertaining area with pull down blinds, ceiling fan and TV offers stunning bushland views and is the perfect place to observe the regular visits from the local kangaroo family.

Then there's the "Man Cave". The 7.5m x 12m powered shed provides plenty of room for all the toys and is also the perfect place for the home workshop or hobby space.

THE RESIDENCE:

- Brick Construction
- 2.7m High Ceilings
- Formal Lounge Room
- Large Rumpus/Family Room
- 4 x Bedrooms
- Air Conditioned Master Bedroom
- 2 x Bathrooms
- Large Kitchen with electric cooktop, electric oven, dishwasher, plenty of cupboard and benchtop space and a large double door pantry
- Air Conditioned Living Area
- Ceiling Fans Throughout
- Undercover Outdoor Entertaining Area with pull down blinds, ceiling fan and TV
- Internal Laundry

THE GROUNDS

- 2,011m2 allotment
- Plenty of Side Access
- Drive Through Access (from one side of the property to the other side)
- Town Water
- Solar Hot Water
- 3.4kw Solar System
- 20,000 Litre Water Tank
- 7.5m x 12m Powered Shed with automatic roller doors
- 6m x 3m Garden Shed
- Established Gardens
- Easy Access for Parking the Boat & Caravan
- Plenty of Room for a Pool

THE LOCATION

- 23 minutes drive to Yarilee State School and Xavier Catholic College
- 27 minutes drive to Hervey Bay Hospital
- 33 minutes drive to Hervey Bay Airport
- 32 minutes drive to Maryborough
- 27 minutes drive to Maryborough Hospital
- 1 hour and 15 minutes drive to Bundaberg
- 2 hours and 15 minutes drive to Sunshine Coast
- 3 hours and 15 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 grocery store, butcher, bakery, medical centre, pharmacy and post office. Burrum Heads also boasts 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.

13 Brypat Close 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.

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