







SOUGHT AFTER LOCATION – JUST MINUTES TO THE WATER

3 1 2 761m2

Located on a sought after street and just a short stroll to the water and town centre this property offers a rare fusion of convenience and potential.

Offering an outstanding opportunity for the astute buyer, 2 Cassia Street Burrum Heads invites you to shape your dream lifestyle in a location that promises the best coastal living has to offer.

With plenty of room for the boat and caravan and ample room for a pool in the back yard the possibilities are endless.

This home is comfortable and liveable 'as is' with clear potential to renovate and update over time to value-add and enhance appeal.

The choice is yours, simply move in and enjoy all that Burrum Heads has to offer or, unleash your creativity and design your own private sanctuary.

Investors can also be assured of a property that is easy to maintain and rent out, with current vacancy rates in the area at 0.74% (realestateinvestar.com.au).

PROPERTY HIGHLIGHTS

Price	SOLD for $570,000
Property Type	Residential
Property ID	11478
Land Area	761 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

- Minutes Walk to the Water
- Single Level
- Steel Frame
- 2 Car Shed
- Flat 761m2 allotment
- Corner Block with Two Street Access
- Room for a Pool
- Kitchen with Freestanding Electric Stove/Cooktop and Ceiling fan
- 3 Bedrooms - Master Bedroom with Ceiling fan
- 1 Bathroom
- Internal Laundry
- Covered Outdoor Entertaining Area
- Town Water
- Town Sewer
- Low Maintenance / Lock up and Leave

HOW FAR TO WHERE:

- 7 minutes **Walk** to the Water
- 6 minutes **Walk** to the Burrum Heads Tavern
- 6 minutes **Walk** to Doctors, Chemist, Pathology & Hairdresser.
- 9minutes **Walk** to the Foodworks, Butcher, Baker, Hairdresser and Fish and Chip Shop
- 2 minutes Drive to the water and boat ramps
- 24 minutes Drive to Yarilee State School and Xavier Catholic College
- 27 minutes Drive to Hervey Bay
- 2 and a half hours Drive to Sunshine Coast
- 3 and a half hours Drive to Brisbane

With its central location and proximity to the water, 2 Cassia Street Burrum Heads will suit those looking to enjoy a relaxed coastal lifestyle with easy access to everything!

Call Exclusive Marketing Agent Shane Laraghy on 0434 342 232 to schedule your inspection.

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