







LAGOON AT THE REAR AND A SHORT STROLL TO THE WATER - THE PERFECT SEA CHANGE OPPORTUNITY

4 2 3 779m2

Price	SOLD for $900,000
Property Type	Residential
Property ID	11488
Land Area	779 m2

Blue Moon Property proudly presents 117 Riverview Drive Burrum Heads to the market.

With an impressive lagoon and bush backdrop, and only a short stroll to the water, this property offers the perfect location for those looking to make their sea change dreams a reality.

Welcome to this picture-perfect single-level residence. Boasting plenty of side access for the boat and caravan with existing caraport, a functional layout featuring 4 bedrooms plus study, multiple living areas, and a central hub for living and dining 117 Riverview Drive Burrum Heads ticks all the boxes.

Inside is light, open and connected ensuring comfort and convenience come together seamlessly.

At the heart of the home, the entertainer's kitchen is the focal point. Complimented by an eye-catching splashback and featuring gas cooktop, dishwasher, soft close cupboards, double door pantry, an abundance of storage and an expansive breakfast bar, cooking for family and friends will be elevated to a new level of enjoyment.

The home provides a choice of four well-sized bedrooms, including an air-

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

conditioned master suite with ceiling fan, walk-in robe and ensuite bathroom. The guest bedrooms come with built-in robes and ceiling fans, ensuring comfort and functionality flow throughout this well-designed abode. The study, with ceiling fan and large central window, could also be tailored to your individual lifestyle needs offering the perfect place for a home office, hobby space or artwork display area.

The freshwater lagoon at the rear of the property
creates a peaceful ambiance, inviting you to immerse yourself in the serene embrace of nature and the soothing melody of birdsong..

Entertaining family and friends will be a pure delight in the covered outdoor entertaining area, the perfect place for casual alfresco dining.

Those who love to travel will also appreciate the lock up and leave lifestyle this property offers.

Whether you're looking to relax in the peaceful surroundings or take advantage of the coastal lifestyle on offer, this property has everything you need. Buyers in the market for a home with charm and warmth, along with excellent versatility and functionality will find 117 Riverview Drive Burrum Heads a 'stand out' in every sense.

PROPERTY FAST FACTS:

- Lagoon at the Rear of the Property
- Walking Distance to the Water
- 4.5m x 3.5m Caraport
- Garden Shed
- 13 Panel Solar System
- Air-conditioned Master Suite
- Air-conditioned Living/Dining/Kitchen
- Modern Kitchen with gas cooktop, dishwasher and plenty of bench and storage space
- Stacker Doors leading to Outdoor Area
- Ceiling Fans throughout
- Internal Laundry
- Bore Water
- Solar Hot Water
- Town Water
- Town Sewer
- 5,000 litre Water Tank

HOW FAR TO WHERE:

- 20 minutes drive to Hervey Bay
- 25 minutes drive to Yarilee State School and Xavier Catholic College
- 30 minutes drive to Hervey Bay Hospital
- 35 minutes 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

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

If you are looking for home that effortlessly embodies the pinnacle of coastal living while offering both a retreat from the world and a connection to its natural wonders, look no further than 117 Riverview Drive Burrum Heads.

Call Exclusive Marketing Agent Shane Laraghy today on 0434 342 232 to book your own private inspection and make coastal living your reality.

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.