



9a Fathom Ct, Burrum Heads



## THE EPITOME OF LAKEFRONT LIVING

Shane Laraghy from Blue Moon Property proudly presents 9a Fathom Ct Burrum Heads to the market, where your dreams of lakeside living are possible.

With absolute lakefront to the rear of the property and a short stroll to the river, this brand new Hampton style home boasts a blue ribbon location offering the perfect blend of comfort, style, and breathtaking surroundings.

With easy access to the lake for kayaks and stand up paddle boards this stunning lakeside address offers a coastal lifestyle that dreams are made of.

Expertly crafted by builder, G Developments, this waterfront oasis is more than just a home, it is an investment in a lifestyle.

Stepping through the front door you are immediately greeted by a flood of natural light creating a warm and welcoming ambiance.

Moving through into the open plan, air conditioned living/dining area your eyes will be immediately drawn to the stunning water views. The strategic use of glass ensures you have uninterrupted water views while also allowing the beauty of natural light to fill the space.

Dragging your attention back to the inside of the property will not be

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**Price** SOLD for \$705,000  
**Property Type** Residential  
**Property ID** 11605

### 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



easy, but when you do the next thing you will notice is the kitchen.

Finished in a contemporary colour scheme with dark cupboards below and timber accent cupboards above any home chef will love this space. With electric cooktop, electric oven, dishwasher and plenty of bench and cupboard space, this kitchen is a masterclass in functional and elegant design.

The separate media room provides the perfect place for unparalleled entertainment experiences. This space could also be transformed to a fourth bedroom, dedicated workspace or private home gym - providing a dedicated space for all your fitness pursuits.

The master suite with air conditioning, ceiling fan, ensuite and double size built in robe will be your go to space for peace and quiet at the end of a long day.

Two more generous sized guest bedrooms with ceiling fans and built in robes, ensure the functionality continues throughout the home.

Outside, the undercover entertaining area overlooking the stunning freshwater lake offers the perfect setting for year round outdoor living.

Whether you are enjoying views of the lake while relaxing with a glass of wine, enjoying the company of family and friends over a casual BBQ or hosting a lavish gathering on the lush green lawn, this home is a testament to quintessential coastal living.

#### WHAT WE LOVE ABOUT 9a FATHOM COURT BURRUM HEADS

- Absolute Lakefront Location
- Stunning Water Views
- 8 Panel Solar System
- Ceiling Fans in bedrooms
- Internal Laundry
- Electric Hot Water
- Outdoor Entertainment Area Overlooking the Lake

#### HOW FAR TO WHERE:

- 3 minutes Drive to the Burrum Heads Tavern
- 3 minutes Drive to Doctors, Chemist, Pathology & Hairdresser
- 5 minutes Drive to the Foodworks, Butcher, Baker, Hairdresser and Fish and Chip Shop
- 4 minutes Drive to the water and boat ramps
- 25 minutes Drive to Yarilee State School and Xavier Catholic College
- 30 minutes drive to Hervey Bay Hospital
- 39 minutes drive to Maryborough
- 1 hour and 18 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

BBQs overlooking the lake after a day at the beach 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.

Virtual Furniture has been used in some photos.

Three sides of the property will be fenced. The rear fencing has been left for the new owner to decide if they would like to put glass pool fencing etc when they purchase the property.

Do not miss this incredible opportunity to live the lakefront lifestyle you deserve. Call Exclusive Marketing Agent Shane Laraghy on 0434 342 232 to book your private inspection.

**NOTE - BOTH UNITS IN THIS DUPLEX ARE CURRENTLY ON ONE TITLE AND ARE IN THE PROCESS OF BEING PUT ON SEPERATE TITLES.**

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