



3 Pilbara Way, Burrum Heads



## SHORT STROLL TO THE WATER - THE PERFECT SEA CHANGE OPPORTUNITY

Blue Moon Property proudly presents 3 Pilbara Way Burrum Heads to the market.

Situated in one of Burrum Heads most tightly held residential streets and located just a short stroll to the water and town centre this property offers a rare fusion of convenience and lifestyle.

Built by quality local builder Wide Bay Homes this property offers the perfect location for those looking to make their sea change dreams a reality.

Boasting a huge carport and adjoining shed there is plenty of room for the boat and caravan.

The functional layout featuring 4 bedrooms, multiple living areas, and a central hub for living and dining 3 Pilbara Way Burrum Heads ticks all the boxes.

Inside it 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 electric cooktop, dishwasher, double door pantry, double door fridge, an abundance of storage and an expansive breakfast bar, cooking for family and friends will be elevated to a new level of enjoyment.

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Price	SOLD BLUE MOON PROPERTY
Property Type	Residential
Property ID	11870
Land Area	791 m <sup>2</sup>

### AGENT DETAILS

Shane Laraghy - 0434 342 232

### OFFICE DETAILS

Sippy Downs  
Shop 2B/1 Chancellor Village  
Boulevard Sippy Downs, QLD,  
4556 Australia  
07 5445 6500



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

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

The private backyard is the perfect blank canvas, with room for a pool, morning yoga on the lush green grass or ball games with the grandkids this space will be your go to for relaxation and family time.

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 3 Pilbara Way Burrum Heads a 'stand out' in every sense.

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#### PROPERTY FAST FACTS:

- Walking Distance to the Water
  - Extra Large Carport
  - Large Shed
  - 22 Panel Solar System
  - Air-conditioned Master Suite (with bed included)
  - 3 Guest bedrooms (with beds in two included)
  - Air-conditioned Living/Dining/Kitchen (with Lounge suite included)
  - Modern Kitchen with electric cooktop, dishwasher (double door, stainless steel fridge/freezer included)
  - Sliding Glass Doors leading to Outdoor Area
  - Ceiling Fans throughout
  - Internal Laundry (with Simpson Washing Machine and Dryer included)
  - Bore Water
  - Town Water
  - Town Sewer
  - 20,000 litre Water Tank
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#### HOW FAR TO WHERE:

- 20 minutes drive to Hervey Bay
  - 24 minutes drive to Yarilee State School and Xavier Catholic College
  - 28 minutes drive to Hervey Bay Hospital
  - 34 minutes drive to Hervey Bay Airport
  - 1 hour and 20 minutes drive to Bundaberg
  - 2 hours and 20 minutes drive to Sunshine Coast
  - 3 hours and 20 minutes drive to Brisbane
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#### 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 3 Pilbara Way 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.

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