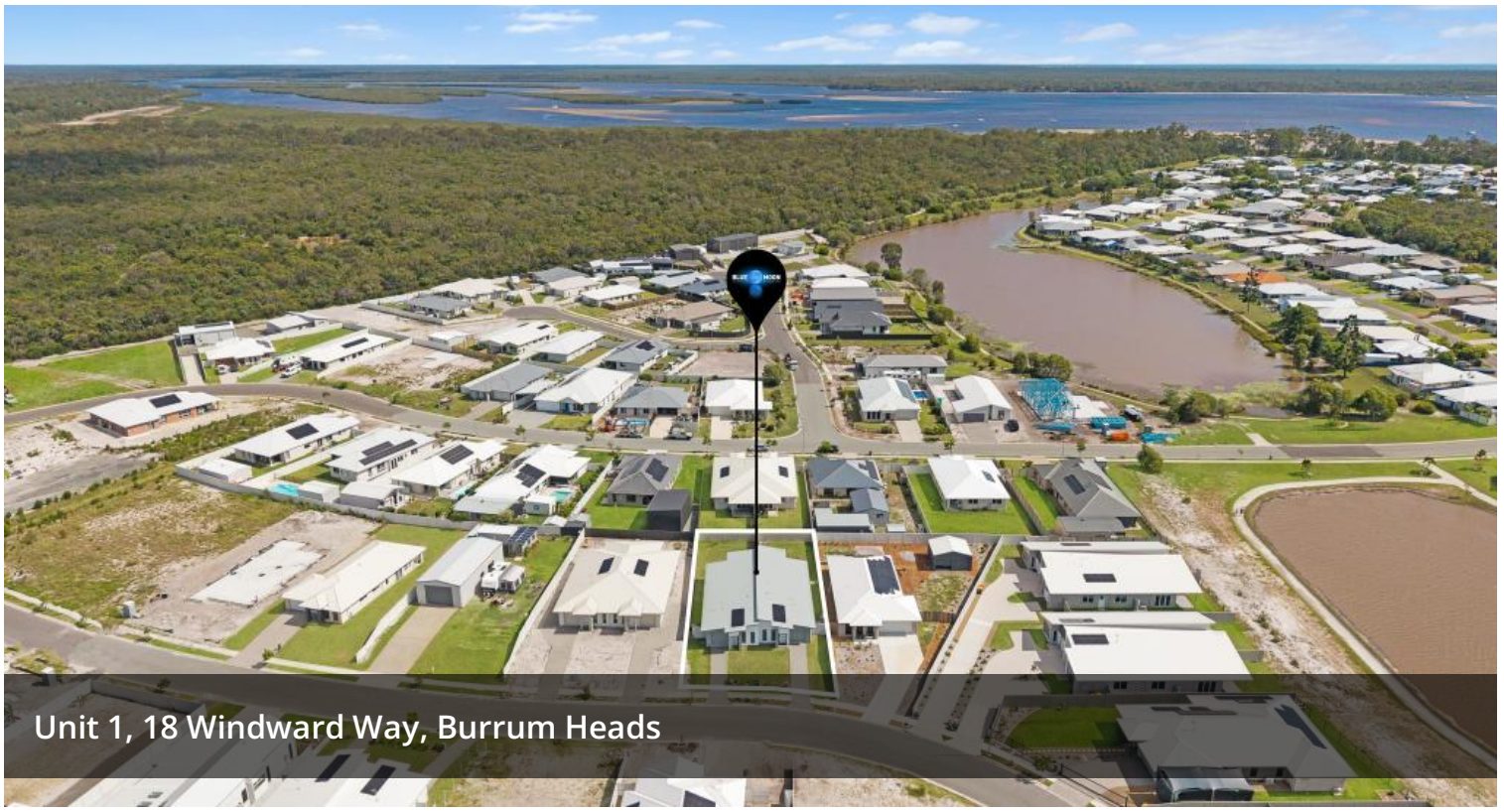








NEWLY BUILT DUPLEX - BUY ONE OR BUY BOTH

Shane Laraghy from Blue Moon Property proudly welcomes you to Unit 1/18 Windward Way Burrum Heads, where your dreams of coastal living are possible.

Perfectly positioned in the sought-after Dolphin Waters Estate and located just footsteps to the freshwater lake, this beautifully presented, low-maintenance home captures the very essence of relaxed coastal living.

Whether you're looking to downsize, invest, or secure your own slice of coastal paradise, this property is all about lifestyle, location, and simplicity.

Inside, the layout is smart and functional, featuring four comfortable bedrooms all with ceiling fans, a modern kitchen and a light-filled open-plan design.

The main bedroom and living area are both air-conditioned for year-round comfort.

You'll also love the modern kitchen, outdoor under roof entertainment area and fresh neutral finishes throughout.

Low-maintenance and immaculate, this easy-care home in a truly unbeatable location.

- List Price for Unit 1 is $699,000.

- List Price for Unit 2 is $699,000.

4 2 1

Price	$699,000
Property Type	Residential
Property ID	11917

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

If you are interested in purchasing both units please talk to the agent about a price guide.

WHAT WE LOVE ABOUT UNIT 1 / 18 WINDWARD WAY BURRUM HEADS:

· Walking Distance to Lakes, River and National Parkland
· 4 Bedrooms
· 2 Bathrooms
· Media Room
· Open Plan Design
· Air Conditioned Living Area and Master Suite
· Ceiling Fans to all Bedrooms (including Master Bedroom)
· Dishwasher
· Tiles to Living Areas
· Carpet to all Bedrooms
· Wall Hung Vanities
· Under Roof Alfresco Area
· Town Water
· Town Sewer

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

HOW FAR TO WHERE:

- Absolute Lakefront
- 10 minute **Walk** to the water;
- 5 minute **Walk** to National Parkland;
- 5 minute drive to Burrum Heads Chemist, Medical Centre, Hairdresser;
- 7 minute drive to Burrum Heads town centre (Foodworks, Butcher, Baker, Fish & Chip Shop);
- 7 minute drive to boat ramps;
- 24 minute drive to Yaralee State School & Xavier Catholic College;
- 26 minute drive to Hervey Bay - Hervey Bay offers both public and private hospitals and major retail shopping centres along with

airport facilities providing direct links to Brisbane and Sydney;

- 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.

Tenants are currently in place in both units:- Unit 1 $625 per week - lease end date 24 October 2026

- Unit 2 $625 per week - lease end date 26 November 2027

With seemingly endless sand and beautiful, calm waters Burrum Heads truly is a coastal paradise.

Burrum Heads is a 25 minute drive to Hervey Bay, which offers both public and private hospitals and major retail shopping centres along with airport facilities providing direct links to Brisbane and Sydney.

Don’t miss this opportunity to secure your piece of coastal paradise. Call Exclusive Marketing Agent Shane Laraghy on 0434 342 232 and make your sea change dream a reality.

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

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.