

Just Listed



5 Elboz Court, Burrum Heads



## WHISPER QUIET - ONLY THE BREEZE AND WILDLIFE BREAK THE SILENCE

Perfectly positioned on a 2,000m<sup>2</sup> allotment and less than a 10 minute drive to the beach and Burrum Heads town centre, 5 Elboz Court Burrum Heads has everything you want to start living the tree/sea change that you have always dreamed of.

Located in what is possibly the Fraser Coast's most beautiful suburb this GJ Gardner built home is ready for its new owners.

Buyers in the market for a home with charm and warmth, along with excellent versatility and functionality will find 5 Elboz Court Burrum Heads a 'stand out' in every sense.

As you enter through the wide and welcoming entry, you will appreciate all that this home has to offer.

The open plan design gives a sense of space while the contemporary colour scheme and classic fixtures offer a sense of timeless style.

Cooking and entertaining will be a delight in the spacious kitchen. With stone benchtops, stainless steel appliances, gas cooktop, dishwasher, large pantry and generous cupboard and benchtop space this modern kitchen is fully equipped with everything the home chef needs to create their culinary masterpieces.

The dining room offers the perfect place to host elegant diner parties in air conditioned comfort.

 3  2  4  2,000 m<sup>2</sup>

Price	\$1,020,000
Property Type	Residential
Property ID	11925
Land Area	2,000 m <sup>2</sup>

### AGENT DETAILS

Shane Laraghy - 0434 342 232

### OFFICE DETAILS

Hervey Bay and Burrum Heads  
1/3 Ivor Drive Burrum Heads, QLD,  
4659 Australia  
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The separate media/formal lounge room offers the perfect place to enjoy your favourite movie or a great place relax and read your favourite book. This space could also be used as another bedroom.

The practical design continues to flow effortlessly from indoor to outdoor living through the glass sliding doors that lead to the outdoor entertainment area, providing the perfect place to BBQ and enjoy casual dining with friends.

The generous sized, air conditioned master bedroom provides the perfect parents retreat with ensuite and walk in robe. There is also direct access to the rear yard through a sliding door, which also offer picturesque views of the established gardens.

The separate office/study offers a private space to set up your home office and work in peace and quiet while enjoying views of the back garden. This room could also be used as another bedroom.

The 6m x 6m powered shed ensures there is plenty of room for the caravan and boat and could also make the perfect "Man Cave" and/or workshop while the caraport is the perfect place to park the van and boat.

#### **Key Property Highlights:**

- Side access on both sides for Caravan or Boat with Caraport
- Air conditioning (Living/Lounge/Master Bedroom & Bedroom 2)
- Plantation Shutters throughout
- Stainless Steel Ceiling fans throughout
- Double Glazed Tinted Windows
- Internal Slider on Ensuite, Lounge and Bed 1
- 600mm x 600mm Floor Tiles
- Outdoor Entertaining Area with Retractable Privacy Blinds
- Gas Hot Water
- 6kw Solar System
- Fully Fenced
- 6m x 6m Shed with 240v power connected
- Security Screens throughout
- Town Water
- 2,500 litre Water Tank
- Internal Laundry with plenty of storage
- Plenty of Room for a Pool

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.

Burrum Heads has all you need including 3 boat ramps, tavern, bowls club, convenience store, butcher, bakery, petrol station, doctors and chemist.

Come and see for yourself why Burrum Heads is the perfect place to call home. Call Exclusive Marketing Agent Shane Laraghy today to arrange you private inspection on 0434 342 232.

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