







ACERAGE DREAM: DISCOVER 20 PHILIP STREET HOWARD - WHERE TRANQUILLITY BECKONS

3 1 6 8,141m2

Price	$980,000
Property Type	Residential
Property ID	11995
Land Area	8,141 m2

Welcome to the picturesque charm of 20 Philip Street Howard. Perfectly positioned on a sprawling 8,141m2 allotment this is more than just a home; it's a retreat where dreams take root and memories flourish.

An enchanting property that plays host to an array of wildlife and nature this property offers its new owners countless opportunities.

As you step onto the property, you're greeted by all that nature has to offer, painting a portrait of rural tranquillity. You will also find plenty of room for parking the boat, trailer, caravan and motorhome.

Around the grounds, you'll be blown away by the enchanting beauty. With various unique flora and vegetation throughout, this property is a gardener's delight. The grounds could also easily play host to beautiful, private events or memory making family gatherings.

The charming residence, set amidst established gardens, towering trees and a picturesque dam, offers its new owners all the modern conveniences one would expect including air conditioning, ceiling fans and a salt water swimming pool.

Whether you're drawn to the allure of more space or seeking a serene haven to downsize from larger acreage, this residence offers the perfect blend of comfort, style and modern convenience that will have the new owners feeling like the luckiest buyers in the world!

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

THE RESIDENCE:

- Besser Block Construction
- High Ceilings
- 3 x Bedrooms
- 2 x Office/Study - these smaller rooms could also be used as a 4th and 5th bedroom, hobby room or sitting room
- 1 x Bathroom with toilet
- 1 x Separate Toilet
- Large, Modern Kitchen with eye catching splashback, electric cooktop, electric oven, soft close cupboards/drawers and plenty of cupboard and bench space
- Air Conditioned Living Area
- Master Bedroom has direct access to the front verandah
- Ceiling Fans Throughout
- Full Length Verandah to the front and rear of the residence
- 2 Garages with Roller Doors
- Internal Laundry
- Security Screens
- New Electric Hot Water System

THE GROUNDS

- 8,141m2 allotment
- Town Water
- Approx. 7m x 4m Salt Water Swimming Pool
- Fully Fenced
- Picturesque Dam
- 9m x 6m Drive Through Shed
- 6m x 6m Shed with 3m x 6m Carport
- 2 x 3m x 3m Garden Sheds
- 2 x 20,000 Litre Water Tanks
- Established Gardens
- Easy Access for Parking the Boat & Caravan

THE LOCATION

- 24 minutes drive to Maryborough
- 20 minutes drive to Maryborough Hospital
- 26 minutes drive to Yarilee State School and Xavier Catholic College
- 28 minutes drive to Hervey Bay Hospital
- 32 minutes drive to Hervey Bay Airport
- 1 hour drive to Bundaberg
- 2 hours and 10 minutes drive to Sunshine Coast
- 3 hours and 15 minutes drive to Brisbane

Beyond the boundaries of your own piece of paradise lies the charm of the Howard community. With its local conveniences including Howard State School, butcher, bakery, medical centre, pharmacy, post office, vet, golf course, IGA supermarket, the iconic Van Cootens Drapery and the famous Grand Hotel. Howard also boast a vibrant local markets and a strong sense of community.

Offering its new owners the perfect balance between privacy and convenience, with everything Howard has to offer just a stone's throw away, you'll have everything you need right at your fingertips.

Howard is located only a 30 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.

20 Philip Street Howard is a rare gem on the Fraser Coast. Call Exclusive Marketing Agent Shane Laraghy on 0434 342 232 to arrange your private inspection and experience the life of peace and tranquillity that awaits.

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