







COASTAL DUPLEX RETREAT - WALKING DISTANCE TO THE WATER

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Situated in the highly sought-after “Burrum Beach Estate” and located only a short stroll to the to the beach and with National Parkland and saltwater lakes also within walk distance, prepare to be spoilt for choice in this pristine coastal paradise.

This property offers the opportunity to reside in a quiet, tranquil, established neighbourhood in a small coastal community where people still wave and stop for a friendly chat when passing by.

WHAT WE LOVE ABOUT UNIT 1 / 154 BEACH DVE WAY BURRUM HEADS:

- Walking Distance to the Water, National Parkland and Saltwater Lakes
- 3 Bedrooms
- 2 Bathrooms
- Air Conditioned Living Area
- Air Conditioned Master Bedroom
- Master Bedroom with Walk in Robe
- 2550mm ceiling heights throughout
- Stone Benchtops
- Electric Ceramic 600mm cooktop
- 600mm under-bench oven
- Dishwasher
- Cold Water point to Fridge Space
- Ceiling Fans to all Bedrooms (including Master Bedroom)

Price	$679,000
Property Type	Residential
Property ID	12007

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

- Carpet to all Bedrooms
- Wall Hung Vanities
- Fenced on three sides with Colourbond Fencing
- 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:

- 5 minute **Walk** to the water;
- 5 minute **Walk** to National Parkland;
- 5 minute **Walk** to Freshwater Lake;
- 5 minute drive to Burrum Heads Chemist, Medical Centre, Hairdresser;
- 7minute 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.

Call Exclusive Marketing agent Shane Laraghy today on Ph: 0434 342 232 and make your sea/treechange a reality.

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