







ABSOLUTE LAKEFRONT LIVING IN A BLUE-RIBBON LOCATION

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Price	$1,500,000
Property Type	Residential
Property ID	12044

Shane Laraghy from Blue Moon Property proudly presents 13 Eds Place Burrum Heads to the market.

With its spectacular lakefront location and breathtaking water views 13 Eds Place Burrum Heads presents an outstanding opportunity to secure a spacious coastal residence in a prime lifestyle location.

Nestled at the end of a peaceful cul-de-sac, this unique property is bounded by National Park on one side, a beautiful tidal saltwater lake at the rear, and beach across the road, making it the absolute definition of a 'Blue Ribbon' location.

Every modern convenience is accounted for here. The property boasts a stunning 6m x 4m heated inground magnesium pool, an 8m x 5.6m powered shed, and a 6.63kw rooftop solar system, ensuring all your lifestyle desires are met.

Whether you are seeking a premium permanent residence, an astute investment, or a relaxed holiday-inspired lifestyle, this impeccably

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

appointed home offers the ultimate balance of privacy, style, and coastal liveability.

The lower level accommodates three bedrooms and a large office/rumpus room that could be used as a gym, home office or, as it is currently being utilised, as a fifth bedroom. Showcasing tranquil water outlooks, the two rear bedrooms step straight out onto the undercover verandah—where a brief flight of stairs places you right on the shores of the saltwater tidal lake. The lower level is also serviced by a separate bathroom and toilet.

Ascending the stained timber staircase, the exceptional quality and craftsmanship of this home takes centre stage. The upper level reveals a spacious open-plan living and dining area, seamlessly flanked on both sides by an expansive timber deck.

The modern chef's kitchen is a culinary masterpiece. Framed by beautiful views of the lake and fully equipped with top-of-the-line appliances, premium Caesarstone benchtops, a 900mm oven with a gas cooktop, and the ultimate entertainer's luxury—a fully appointed butler's pantry.

The master suite serves as a private sanctuary, complete with its own exclusive balcony, a lavish ensuite with twin sinks. Storage is unparalleled, offering a Hollywood walk through wardrobe and abundant cupboard and hanging space to satisfy every need.

Step outside to a beautifully appointed outdoor entertaining pavilion, complete with a premium outdoor kitchen designed for effortless alfresco dining and entertaining. Positioned to take full advantage of its elevated setting, this exceptional space showcases sweeping views across the tranquil saltwater tidal lake and adjoining National Park, creating a spectacular backdrop for elegant soirées, relaxed family gatherings, and unforgettable moments shared with family and friends.

THE ULTIMATE LIFESTYLE CHECKLIST

· Council approved and powered steel framed insullated shed 8.0m x 5.6m x 3.8m high with weatherboard cladding to match house and 2 shelves 5.5m x 0.6m. Front roller door clearance 3.2m.

· 22,500 litre rainwater tank with pressure pump

· 6.63 Kw Rooftop Solar System with 17 x 390w panels and Fronius Primo Inverter

· 6.0m x 3.3m Hampton Fibreglass Swimming Pool with mineral chlorinator and 13 Kw Inverter Heat Pump for year-round swimming

· Block-out curtains and roller blinds fitted to master bedroom, ensuite and various other windows

· Established gardens with trickle irrigation from tank water or mains via Rainbird system

· Outside of house and shed fully repainted in 2024

· Planter shutters to windows and doors upstairs

· Extra heavy-duty insulation to walls and roof

· Air-conditioned Master Suite and Living/Dining/Kitchen area

- Ceiling fans throughout
- Back to base security system
- External and internal security cameras
- Solar hot water system
- Fully automated watering system
- Fully fenced

From the absolute lakefront location to the premium finishes throughout, this exceptional property is ready for its new owners to move straight in and enjoy. To experience this faultless lakeside masterpiece firsthand, contact Exclusive Marketing Agent Shane Laraghy today on 0434 342 232 to arrange your private inspection.

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