







DUPLEX WITHIN 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 walking 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.

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 three 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 outdoor under roof entertainment area and fresh neutral finishes throughout.

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

Price	$675,000
Property Type	Residential
Property ID	12130

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

unbeatable location

WHAT WE LOVE ABOUT UNIT 2/23 MUSTANG WAY BURRUM HEADS:

- Walking Distance to the Water, National Parkland and Saltwater Lakes
- 3 Bedrooms
- 2 Bathrooms
- Open Plan Design
- Air Conditioned
- Ceiling Fans to all Bedrooms (including Master Bedroom)
- Tiles to Living Areas
- Carpet to all Bedrooms
- Wall Hung Vanities
- Under Roof Alfresco Area
- Solar System
- Turfed and Landscaped
- Town Water
- Town Sewer
- Lock up and Leave

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 today and make your dreams of coastal living a reality.

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