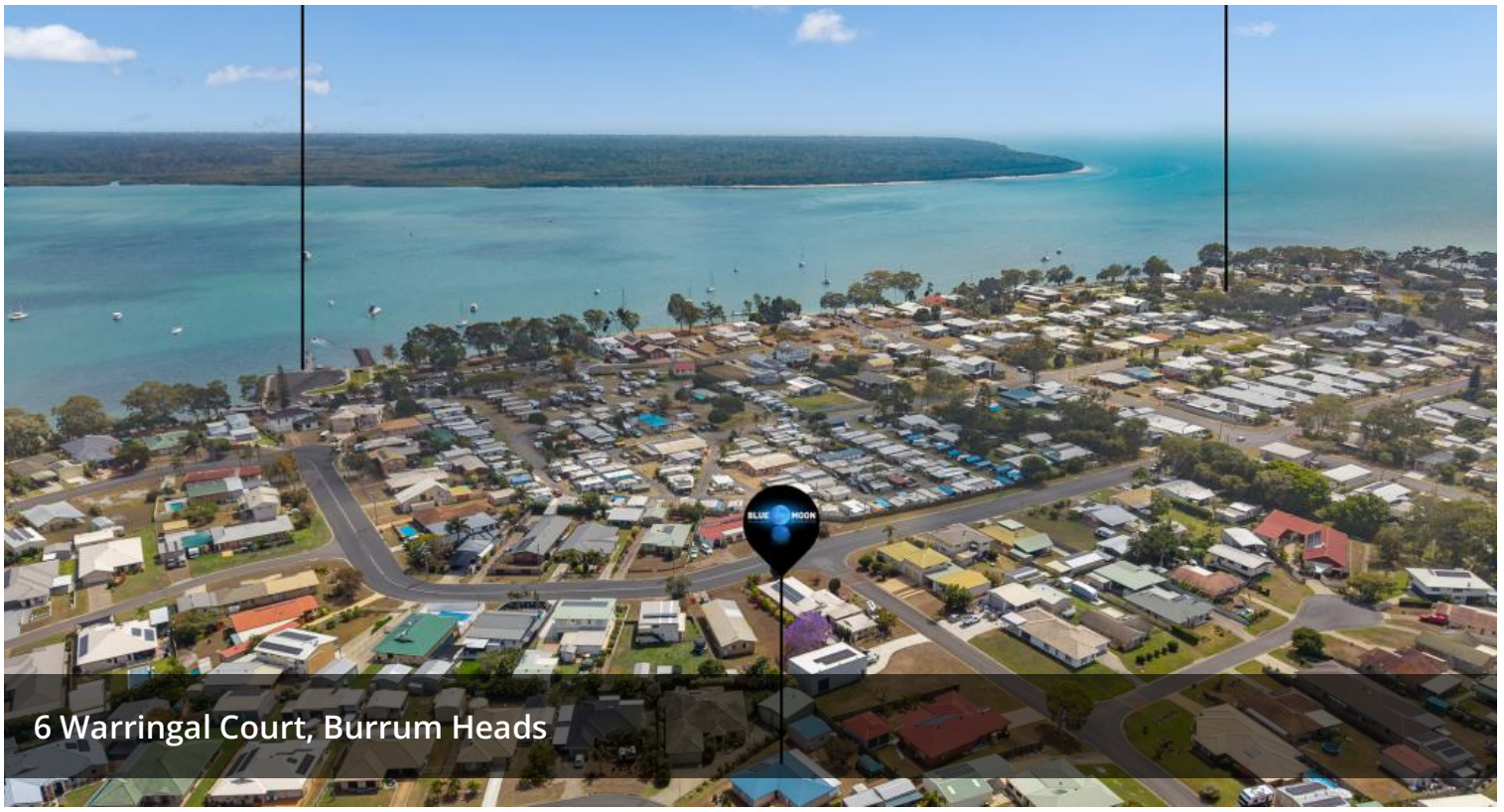








SOUGHT AFTER LOCATION – JUST MINUTES TO THE WATER

3 2 3 748m2

Price	$765,000
Property Type	Residential
Property ID	12151
Land Area	748 m2

Located on a sought after street and just a short stroll to the water and town centre this property offers a rare fusion of convenience and potential.

Offering an outstanding opportunity for the astute buyer, 6 Warringal Court Burrum Heads invites you to shape your dream lifestyle in a location that promises the best coastal living has to offer.

With plenty of room for the boat and caravan and room for a pool in the back yard the possibilities are endless.

This home is comfortable and liveable 'as is' with clear potential to renovate and update over time to value-add and enhance appeal.

The choice is yours, simply move in and enjoy all that Burrum Heads has to offer or, unleash your creativity and design your own private sanctuary.

With a separate 6m x 6m shed there is plenty of space for the all the toys.

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 shed could also make the perfect hobby space or workshop, providing plenty of room to explore your creative side.

PROPERTY HIGHLIGHTS

- Short Stroll to the Water and Town Centre
- Single Level
- Ample Side Access for the Boat and Caravan
- 1.1 kw Solar System
- 6m x 6m Two Car Shed
- 3m x 3m Garden Shed
- Flat 748m2 allotment
- Quiet Cul-de-sac
- Room for a Pool
- Kitchen with Breakfast Bar and Electric Stove/Cooktop
- 3 Bedrooms - all with Ceiling Fans
- 2 Bathrooms
- Ceiling Fans Throughout
- Internal Laundry
- Covered Outdoor Entertaining Area with Privacy Screening
- Town Water
- Town Sewer
- Bore Water also available
- Low Maintenance / Lock up and Leave

HOW FAR TO WHERE

- Short Stroll to the Water
- 2 minutes Drive to the Burrum Heads Tavern
- 3 minutes Drive to the Burum Heads Bowls Club
- 2 minutes Drive to Doctors, Chemist, Pathology & Hairdresser.
- 3 minutes Drive to the Foodworks, Butcher, Baker, Hairdresser and Fish and Chip Shop
- 2 minutes Drive to the water and boat ramps
- 24 minutes Drive to Yarilee State School and Xavier Catholic College
- 27 minutes Drive to Hervey Bay
- 2 and a half hours Drive to Sunshine Coast
- 3 and a half hours Drive to Brisbane

With its central location and proximity to the water, 6Warringal Court Burrum Heads will suit those looking to enjoy a relaxed coastal lifestyle with easy access to everything!

Call our Exclusive Marketing Agent to schedule your private inspection.

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.