







EFFORTLESS COASTAL LIVING

This lowset 4 bedroom, 2 bathroom, 2 car garage property is perfectly positioned in a quiet cul-de-sac in the Dolphin Waters Estate in Burrum Heads.

With ample side access for easy parking of the boat, caravan or motorhome, stunning 12m x 4m inground fibreglass pool, 6m x 6m shed and a short stroll to the water, this property offers the enviable coastal lifestyle you have been dreaming of.

WHAT WE LOVE ABOUT 14 BRYAN COURT BURRUM HEADS:

- Short Stroll to the Water
- 12m x 4m Inground Fibreglass Swimming Pool
- Side access for Caravan and Boat
- 6m x 6m Shed
- 2 Separate Living Areas plus Sitting Room
- Master Suite with Ensuite, Walk in Robe and Ceiling Fan
- 3 Guest Bedrooms, all with Built in Robes and Ceiling Fans
- Ducted Air Conditioning (recently replaced)
- Ceiling Fans to all living areas and bedroom
- Under Roof Outdoor Entertaining Areas
- Solar System
- 5,000 litre water tank
- Bore water
- Internal Laundry with plenty of storage space
- Suitable for those seeking a Lock up and Leave Lifestyle

4 2 4 805m2

Price	OFFERS OVER $899,000
Property Type	Residential
Property ID	12161
Land Area	805 m2

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

HOW FAR TO WHERE:

- 20 minutes drive to Hervey Bay
- 24 minutes drive to Yarilee State School and Xavier Catholic College
- 29 minutes drive to Hervey Bay Hospital
- 35 minutes drive to Hervey Bay Airport
- hour and 15 minutes drive to Bundaberg
- 2 and a half hours drive to Sunshine Coast
- 3 and a half hours drive to Brisbane

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

Imagine taking a morning stroll to the to the beautiful waters of Burrum Beach and enjoying long walks along the endless sand. Or hooking up the boat and driving a few minutes to one of the towns three boat ramps, providing you with direct access to great fishing in the Burrum River or the open waters of Hervey Bay, the perfect place to go whale watching.

Call Exclusive Marketing Agent to book your private inspection today and make coastal living your reality.

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