







CONTEMPORARY LIVING - YOUR COASTAL LIFESTYLE AWAITS

4 2 2 708m2

Price	869,000
Property Type	Residential
Property ID	12213
Land Area	708 m2

Positioned on a flat 708m2 allotment in the Dolphin Waters Estate, this contemporary home offers an appealing combination of modern comfort, easy-care living and a relaxed coastal lifestyle.

Thoughtfully designed with a focus on functionality and everyday convenience, this is an opportunity to secure a home in a popular coastal community, just a short stroll from the water, picturesque freshwater lakes and nearby National Parkland.

With plenty of side access for the boat or caravan and an 8m x 4m shed with roller door access, those seeking for room for all the toys will be spoilt for choice here.

Step inside the residence and discover a light-filled interior, complemented by a practical layout, modern finishes and a welcoming atmosphere.

The comfortable living spaces have been designed to make everyday living effortless, while the seamless connection to the covered outdoor entertaining area provides the perfect setting to relax, enjoy a morning coffee or entertain family and friends.

The air-conditioned living area offers year-round comfort, while the master bedroom also benefits from air conditioning. Ceiling fans throughout further enhance the home's relaxed coastal appeal.

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 modern kitchen is sure to impress even the fussiest home chef. Featuring a fresh, contemporary colour scheme, dishwasher, walk in pantry and plenty of space for meal preparation this kitchen combines modern appeal with functionality, making it a wonderful focal point of the home.

Outside, the property continues to impress, with a fully fenced, turfed backyard and an under-roof outdoor entertaining area there is plenty of room to enjoy the outdoors, whether relaxing with family, entertaining guests or simply making the most of the coastal surroundings. For those dreaming of having their own backyard swimming pool, the property offers plenty of space to explore this possibility (STCA) and create the perfect place to cool off and enjoy those warm summer days.

PROPERTY FEATURES AT A GLANCE

- Short walk to the water
- Close to Freshwater Lakes and National Parkland
- Side Access for the Boat or Caravan
- 8m x 4m Shed with roller door access
- Room for Pool
- Contemporary design and colour scheme
- Air-conditioned main living area
- Air-conditioned master bedroom with walk in robe and ensuite
- 3 guest bedrooms with built in robes and ceiling fans
- Family bathroom with bath
- Ceiling fans throughout
- Practical floor plan designed for functional everyday living
- Under-roof outdoor entertaining area
- Internal laundry
- Side access for the caravan or boat
- Fully turfed yard
- Fully fenced (Colourbond fencing)
- Easy-care property with lock up and leave potential

ENJOY EVERYTHING BURRUM HEADS HAS TO OFFER

Burrum Heads provides a convenient range of local amenities and services, including three boat ramps, a convenience store, butcher, bakery, petrol station, tavern, bowls club, medical facilities and chemist.

For those needing access to larger shopping and medical facilities, Hervey Bay is approximately a 25-minute drive away. Here you will find major retail shopping centres, public and private hospitals and airport facilities offering direct connections to Brisbane and Sydney.

THE OPPORTUNITY

Whether you are looking to secure a modern home, make a lifestyle change, enjoy a more relaxed pace of living or simply take advantage of the wonderful coastal lifestyle on offer, 39 Lilly Pilly Drive presents an appealing opportunity.

With its contemporary presentation, practical features and convenient proximity to the water, this property is sure to attract attention from buyers looking to embrace everything Burrum Heads has to offer.

Contact Exclusive Marketing Agent Shane Laraghy today on 0434 342 232 to arrange your private inspection.

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