







IMMACULATE PRESENTATION. EFFORTLESS LIVING.

Blue Moon Property is proud to present 4 Bryan Court Burrum Heads to the market. This property is perfectly positioned in the sought after Dolphin Waters Estate.

This stunning master built home offers everything you have been searching for. With ample side and drive through rear access to the property for easy parking of the boat, caravan or motorhome and a short 5 minute stroll to the water, this property offers the type of perfection that is rarely presented to the market.

As you enter the front yard of this property, with its luscious green lawn and eye-catching plantings, you immediately appreciate the effort that has gone into making this property a picturesque oasis.

Walking through the double door entry the standout features are immediately obvious. From the contemporary colour scheme to the open plan design and quality fittings, this property wants for nothing.

The separate media/formal lounge room is the perfect place for Dad to watch his favourite sport in comfort or a place for the whole family to sit back and enjoy the latest blockbusters in the privacy of your own home. This separate air conditioned space could also be used as a fifth bedroom or gym room.

The modern, quality appointed kitchen with new oven, unique built-in wine rack, stainless steel appliances, dishwasher and plenty of cupboard and bench space has everything the home chief needs to create their

4 2 4 849m2

Price	SOLD for $725,000
Property Type	Residential
Property ID	5072
Land Area	849 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

culinary masterpieces. The kitchen also overlooks the air conditioned open plan dining and living area ensuring you are part of the conversation, even when cooking that Sunday roast for the family.

The under roof outdoor entertainment area provides a great space for BBQing and enjoying casual dining with friends while enjoying the famous Burrum breeze.

The air conditioned master bedroom comes complete with plantation shutters, ensuite and walk-in robe. The other three generous sized bedrooms come complete with plantation shutters, ceiling fans and built-in robes.

The peaceful sitting area, thoughtfully positioned amongst the established gardens, provide a tranquil oasis to sit and enjoy your morning coffee or a cold drink in the afternoon while enjoying the Burrum breeze.

With access to the bore water on the property, looking after the established gardens and lush green lawns is easy.

Things you will love about 4 Bryan Court Burrum Heads:

- Side and rear access for Caravan and Boat

- Shed with attached 3m high carport

- 5,000 litre water tank

- 1.5kw solar system

- Solar hot water

- Bore water

- Under roof outdoor undercover entertaining area with pull down blinds

- Internal Laundry with plenty of storage space

- Ceiling Fans to all living areas and bedrooms

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.

Dolphin Waters Estate is a short distance to Burrum Heads town centre, which has all you need including a tavern, bowls club, convenience store, butcher, bakery, petrol station, doctors and chemist.

Burrum Heads is only a 30 minute drive to Hervey Bay which offers both public and private hospitals and major retail shopping centres along with airport facilities providing direct links to Brisbane and Sydney.

This immaculate property will not last long. Call Shane on 0434 342 232 to book your private inspection and make coastal living your reality.

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