



SOLD

URANGAN HOTSPOT! WALK TO THE BEACH.

This is a very neat home on a generous 811m2 block zoned High Density residential.

- 3 big bedrooms
- Bathroom has been renovated
- Original kitchen in great condition.
- Open plan across kitchen / dining / living.
- Enclosed carport plus big shed.
- Large outdoor area under main roof
- 450m to the beach
- 650m to the Hervey Bay Boat club /cinema / boat ramps / restaurants
- 1.5km to Urangan Central shopping

The outdoor area is like a huge breezeway and has a remote roller door to park a car easily, and plenty of space for outdoor living. This whole space is lockable, with a quality surface treatment on the concrete, plus there's a proper store room that could be easy to repurpose. It's a cool, breezy position about 13m above the high tide mark. Building and pest inspection has been completed.

The powered shed is approximately 7.5m x 7.5m, with roller doors just under 3m x 3m, and the yard is partly fenced. This would be a great renovator, or move in as is and make the most of the lifestyle this location offers.

Above all it's still a lovely neighbourhood with a real community feeling amongst the residents.

However you look at it this is undoubtedly an outstanding opportunity, call today and book your inspection.

Your local @realty agent Paul Thompson 0419 772 354

3 BED | 1 BATH | 4 CAR

PRICE:
\$550,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN

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34 PULGUL ST URANGAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.