



SOLD

VERY NEAT OWNER OCCUPIED HOME!

Only 6 years old with owner, this is a very private, low maintenance home in the lovely Highview at Urraween estate. Well priced in this market, near new with this position makes for excellent value.

- 3 good sized bedrooms, all with built in robes plus an ensuite to the main.
- Open plan living / dining / kitchen.
- Great kitchen with stone top and breakfast bar, wall oven, pantry and overhead cupboards.
- Wood burning fireplace ready for winter nights
- Secluded patio under main roof on the Northern aspect.
- Safety screens to doors and windows
- Remote roller door and epoxy floor in garage.
- Side gates for back yard access.

This is a great option if a unit is too small, but a regular house block is too big, there's enough room for cars and a trailer or small boat. It's a very low maintenance yard, mainly concrete and stones, however there's a row of lovely native bushes in a nature strip behind the patio for shade and bringing the birds in, plus a good area for your small dog to have some outdoor space.

This part of Urraween is up high, with cool breezes, and very little traffic.

Walking distance to St James College and Bayside Christian College.

1.2km to Medical precinct including Hervey Bay Hospital, St Stephens Hospital, chemist and specialist outpatient facilities. In addition to medical services and schools, it's quick to get out of town toward Maryborough or Dundowran.

2.6km to local shops - groceries, butcher, baker, bottle shop.

3km to Yarrilee Primary School and Xavier Catholic College (plus soon to be built shopping centre / tavern / childcare / drive through take away development)

3.6km to Stocklands Shopping centre, post office, restaurants.

Within 5km of the sandy beaches of Pialba and 27m above sea level.

A home this private while still being in a convenient location is very rare, call and book your appointment to view today.

Your local @realty specialist Paul Thompson 0419 772 354.

3 BED | 2 BATH | 1 CAR

PRICE:
\$583,500

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN ON SITE PLAN
Floor area: 158 m²

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floor plan.



2/12 BENTLEY WAY URRAWEEEN 4655

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.