



# FOR SALE

## YOUR NEW BURRUM HEADS LIFESTYLE AWAITS

Set on a very generous 963m<sup>2</sup> block, this beautifully presented 4-bedroom 2 bathroom home offers the perfect blend of elegance, comfort, and convenience. Whether you're looking for a peaceful retreat, a home base, or a family-friendly home close to the ocean, this property ticks all the boxes for buyers of any age.

### Key Features:

**Spacious Living:** Featuring an impressive master bedroom with an ensuite, three additional well-sized bedrooms, and a study, this home provides ample space for a large family and regular visitors.

**Elegant Design:** Enjoy open-plan living with a kitchen, dining, and family room that seamlessly flow together, along with separate formal lounge and dining areas, perfect for special occasions.

**Year-Round Comfort:** The home is equipped with a 3 phase ducted air conditioning system, ceiling fans throughout, and insulated ceilings to keep you comfortable in all seasons.

**Energy Efficiency:** Benefit from a 6.6kW solar system and solar hot water, helping you reduce energy costs and live more sustainably. There's also an emergency generator, just in-case the power ever goes off.

**Outdoor Living:** The expansive entertainment area offers the perfect indoor/outdoor lifestyle, ideal for relaxing, hosting guests, and tending to your plants.

**Ample Storage and Workspace:** The property has side access, includes a two-car workshop, AND a separate caravan/motorhome shed, both with power, ensuring you have plenty of space for your vehicles, storage, and projects.

**Water Efficiency:** A 5,000-litre rainwater tank and a bore with a pump provide an eco-friendly way to avoid excessive use of council supplied water while maintaining your lawns and gardens.

**Prime Location:** Situated in a lovely neighbourhood, and just a short distance from the ocean, allowing you to enjoy the best of coastal living.

4 BED | 2 BATH | 2 CAR

### PRICE:

SOLD BY JULIAN GREGSON

### OPEN FOR INSPECTION:

N/A



**Julian Gregson**

**0437738787**

julian.gregson@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



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.

@realty Julian Gregson Hervey Bay

**Julian Gregson**  
**0437738787**  
 julian.gregson@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

@realty