



# FOR SALE

## SPACIOUS, ENERGY-EFFICIENT FAMILY HOME IN A PRIME KAWUNGAN CUL-DE-SAC

Ideally positioned in a quiet cul-de-sac, this well-maintained family home offers an unbeatable combination of lifestyle, location, and sustainability. Built in 2004 by Ron Brown Homes and set on an 800m<sup>2</sup> fenced allotment, this single-level residence is perfect for growing families, professionals working nearby, or investors seeking a strong rental opportunity in a high-demand suburb.

Designed with comfort and practicality in mind, this home features four bedrooms, including a master with walk-in robe and ensuite, a large kitchen with quality appliances and a walk-in pantry, and multiple living spaces including a separate media room.

Beyond comfort, the home shines with its low energy footprint—featuring a 6.6kW solar system, a 10kW SolarEdge battery, and a solar hot water system—delivering real energy savings and long-term sustainability. There's also ample room to add a swimming pool and create your dream outdoor oasis.

### Key Features:

- Peaceful cul-de-sac location in highly sought-after Kawungan
- 800m<sup>2</sup> fully fenced allotment with ample space for a pool
- Four bedrooms, all with built-in robes; master with walk-in robe and ensuite
- Open plan living + separate media room
- Well-appointed kitchen with quality appliances, new LG dishwasher, plumbed fridge space, and pantry
- Ceiling fans and reverse cycle split system air-conditioning to all bedrooms and media room
- Paved outdoor entertaining area and driveway
- Drive-through side access to a 6m x 9m powered shed with 3m clearance and solar-powered whirlybird
- 6.6kW solar system + 10kW SolarEdge battery storage
- Solar hot water system for reduced energy costs
- Fibre to the premises (FTTP) for high-speed internet connectivity
- Security screens on all doors and windows

Enjoy all the lifestyle benefits of living minutes from Hervey Bay's hospitals, schools, shopping

4 BED | 2 BATH | 2 CAR

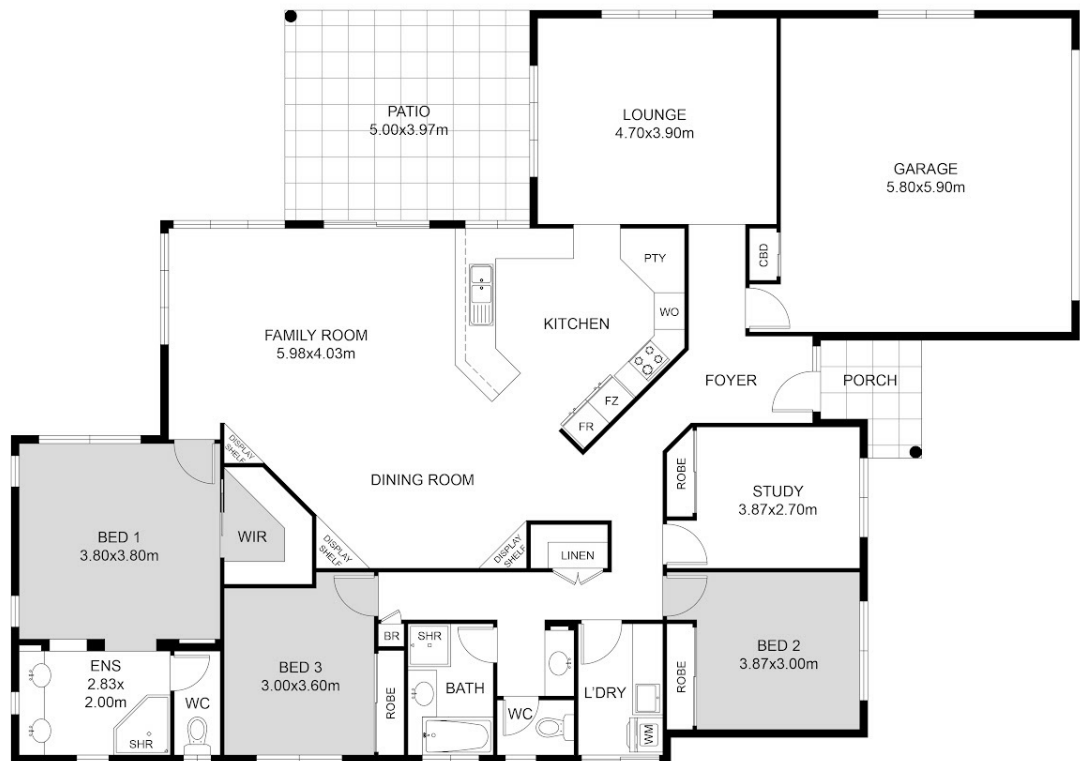
PRICE:  
\$850,000

OPEN FOR INSPECTION:  
N/A



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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.

## 17 Glengarry Court Kawungan

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.