



# FOR SALE

## A TRULY UNIQUE RESIDENCE THAT MUST BE EXPERIENCED TO BE FULLY APPRECIATED

Exclusive Living in a Premier Hervey Bay Enclave

A masterpiece of design, craftsmanship, scale and durability positioned on one of the highest points of Hervey Bay's most sought-after locations. This stunning 3 storey home sits on a large sloping block of just under two acres, a few short minutes from the beach, CBD, schools, medical facilities and major shopping precincts. This exceptional property delivers the rare combination of absolute convenience, privacy, rural ambience and luxury.

Bordered on the western side by protected Crown land, the home enjoys uninterrupted natural outlook, expansive rural views south to the Bauple Mountain range, sea views to the north/northwest over the township, with a level of seclusion and privacy that is increasingly difficult to find.

A Home of Grand Proportions & Architectural Excellence.

Step inside and be greeted by soaring 6-metre floor to ceiling windows over a sunken lounge which sports an exterior water feature/pond, a fireplace and mantelpiece that dramatically expands the sense of space and light. A huge 15-light chandelier hangs from the ceiling, adding to the cozy ambience.

Every detail of this residence has been executed to the highest standard, built on structurally robust engineered foundations and built to a Category 4 Cyclone rating, this is a home designed to stand the test of time.

Featuring:

- \* Grand entry flanked by columns
- \* Stunning panel New Guinea Rosewood doors topped by arched windows to 4.5 metres
- \* 4 oversized bedrooms with high ceilings and floor to ceiling windows
- \* A large unique Master bathroom, which includes a spa bath and a double shower with floor to ceiling glass overlooking a garden courtyard
- \* An ensuite for the guestroom and a full bathroom on the second level
- \* Formal dining room, casual dining and living adjacent to a large well-appointed kitchen
- \* Large office/library with built-in work desks, shelving and cabinetry, opens to the back balcony

4 BED | 3 BATH | 3 CAR

PRICE:  
\$2,700,000

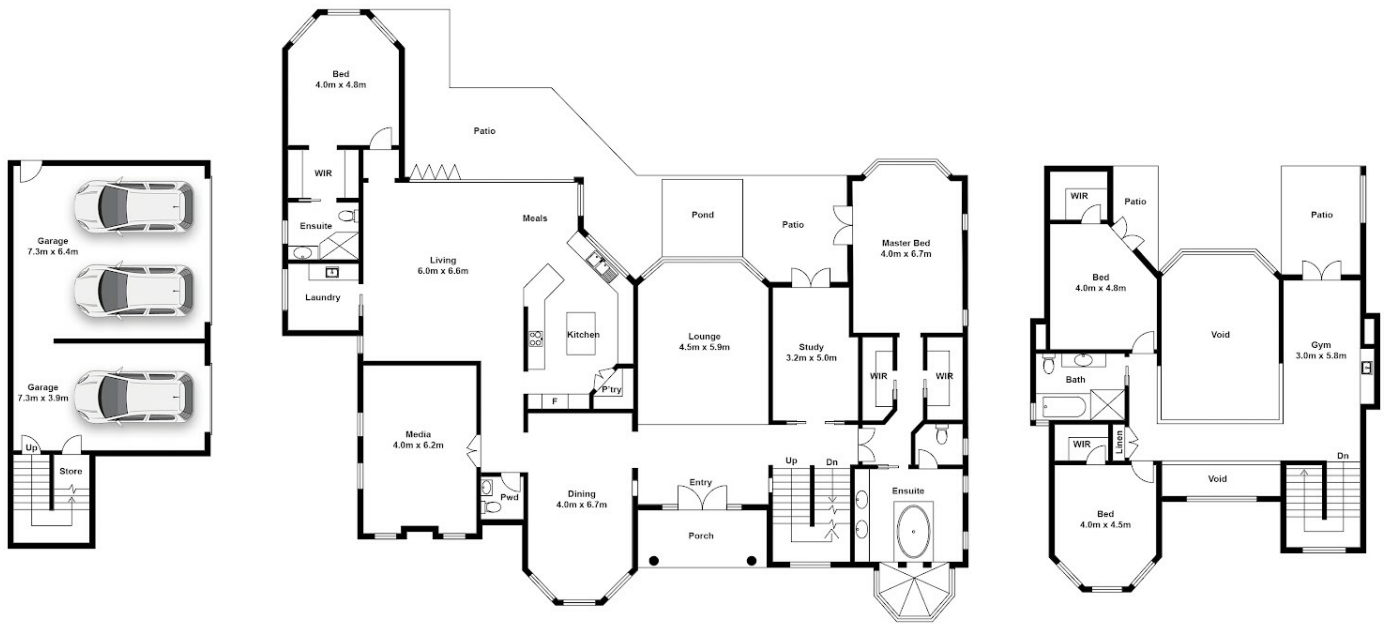
OPEN FOR INSPECTION:  
N/A



**Anthony Nardella**  
**0458756711**  
anthony@betterrealestate.com.au  
betterrealestate.com.au

# 7 Hampton Court, Urraween

4 | 3 | 3 |



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The service systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.