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REALTY



87 Madsen Road Urraween QLD

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Finding this gorgeous, authentic high-set Queenslander nestled on a large, elevated 1972m2 allotment only minutes away from the thriving heart of Hervey Bay is a sheer unexpected delight!

This is where you will enjoy the lifestyle and convenience that comes with being only minutes away from the essential amenities, including - Stockland shopping centre, Bunnings, hospitals, schools, TAFE, university, golf course, esplanade, café, restaurants and the beach.

This high-set Queenslander has been well maintained and features an expansive deck that wraps around the front of the home under the main roof - this is where you can enjoy your morning cuppa with the first light of each day and a cool beverage of an afternoon while watching the world go by.

87 Madsen Rd Urraween features: -

- Elevated and fully fenced 1972m2 allotment
- Custom-built authentic Queenslander (built in 1998)
- High ceilings and beautiful spotted gum floors
- Five spacious bedrooms, all with ceiling fans and built-in wardrobes
- The main bedroom features beautiful spotted gum floors, a ceiling fan, a built-in wardrobe and an authentic ensuite in keeping with the home
- The bathroom includes a bath and shower - plus a separate toilet and powder room
- A vast open-plan living and dining area with beautiful spotted gum floors

- A wood fireplace and reverse cycle, ceiling cassette air conditioning
- Hard-wired speakers for surround sound systems
- The kitchen features ample bench and storage space, plus a walk-in pantry
- Appliances include a four-burner gas cooktop with ceiling exhaust fan, electric oven and a dishwasher
- The laundry includes a large linen cupboard and access to the clothesline via the rear stairs
- A ducted vacuum maid system
- A fantastic outdoor entertaining area and pool house, which includes an outdoor kitchenette with sink and built-in BBQ
- plus a shower and toilet with hot and cold running water
- A resort-inspired inground pool with spa and water feature, surrounded by tropical gardens
- Two vehicle spaces with high entry and remote entry gates under the home
- The area under this home has all been concreted and provides loads of storage space and would also make an ideal workshop area
- The circular driveway to the entry allows ample turning area, and there is plenty of room to accommodate large RVs, caravans and boats - you could even add a shed if desired as well
- This idyllic lifestyle property also features landscaped, low-maintenance, established tropical gardens with irrigation
- This lovely home has also been used for holiday let accommodation, offering strong returns

Homes in this location offering these features are are always in high demand - so don't miss this opportunity!

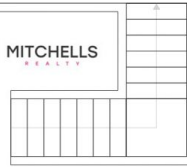
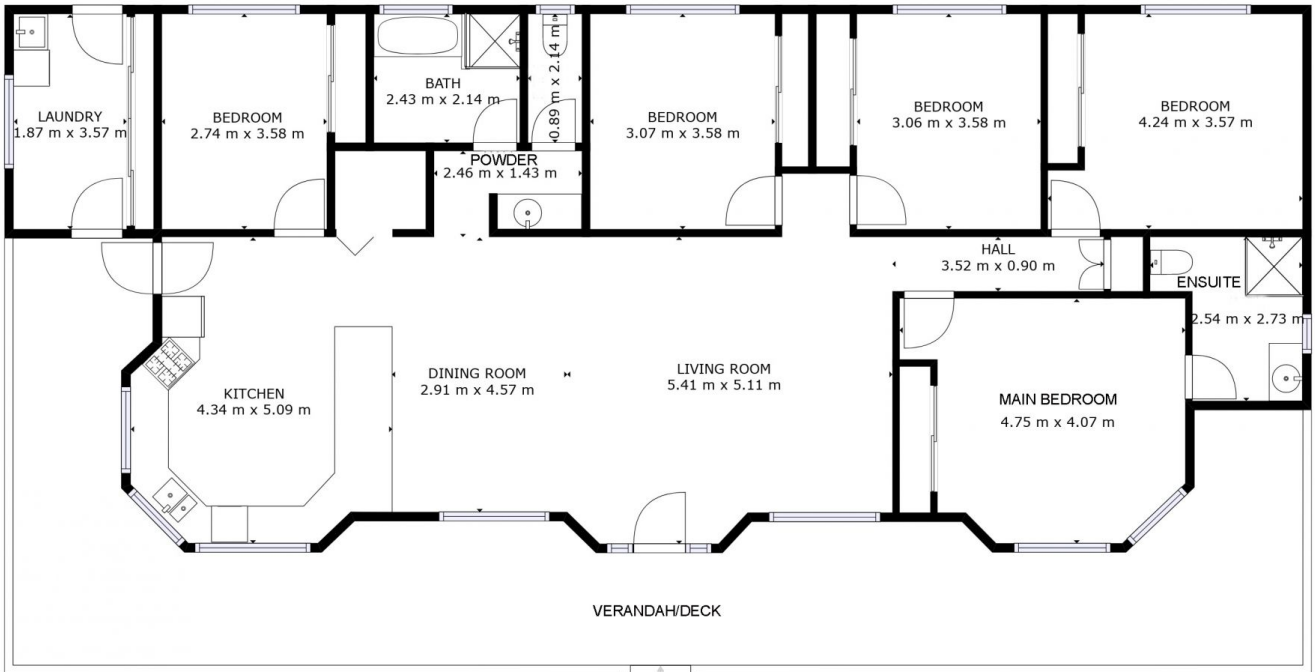
Contact our team now to arrange your private inspection or a video call walk-through - You will only be disappointed if you miss this one ?

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Price : Offers In The High \$900,000's
Land Size : 1972 sqm
View : <https://www.mitchellsrealty.com.au/property/87-madsen-road-urraween-qld/7274605>



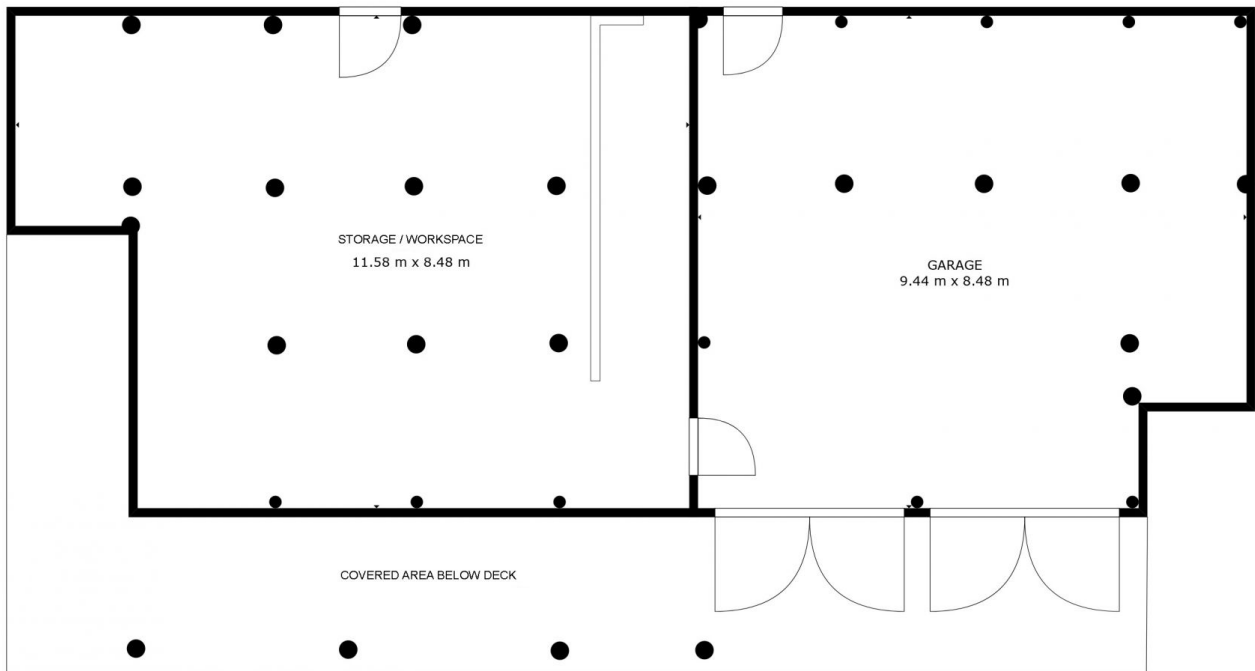
Scott & Katrina Mitchell
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GROSS INTERNAL AREA
 FLOOR 1: 88 m², FLOOR 2: 168 m²
 EXCLUDED AREAS: , GARAGE: 77 m²
 PATIO: 63 m², PORCH: 60 m²
 TOTAL: 256 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 88 m², FLOOR 2: 168 m²
 EXCLUDED AREAS: , GARAGE: 77 m²
 PATIO: 63 m², PORCH: 60 m²
 TOTAL: 256 m²

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FLOOR 1

