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REALTY



### 29 Blaxland Road Urraween QLD

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This modern brick veneer home was completed in 2015 and is positioned on a low-maintenance 465m2 allotment opposite the parkland with a community dog park.

This home is located in the highly sought-after master-planned community of Augusta's in the popular suburb of Urraween, offering the lifestyle and convenience that come with having essential amenities, including Shopping centres, hospitals, medical centres, golf course, and everything else that makes Hervey Bay great all only minutes away.

29 Blaxland Rd Urraween features: -

- A 465m2 allotment opposite the parkland with a community dog park
- Modern contemporary home built in 2015
- Four bedrooms, all with ceiling fans and built-in wardrobes
- The main bedroom includes air conditioning, a large walk-in wardrobe, and an ensuite with vanity, shower, and toilet. You also have direct access to the entertainment area
- The bathroom includes both a bath and shower, plus there is a separate toilet
- A vast indoor dining and living area with split-system air conditioning
- A stylish kitchen with expansive stone benchtops, great storage space and a pantry
- Appliances include a 4-burner gas cooktop with a range hood, an oven, and a dishwasher
- A North facing outdoor entertaining area with a natural gas BBQ connection point
- A separate media or lounge room
- The laundry offers direct access outside to the clothesline via the garage

- A double garage with a remote panel lift door and direct internal access
- Rent appraisal of \$580 - \$600 per week

Homes of this quality at this price point are in limited supply with high demand - so don't miss this opportunity!

Contact our team now to arrange your private inspection - you will only be disappointed if you miss this one ?

NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

DISCLAIMER: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Mitchells Realty makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each.

**Price** : Offers from \$625,000-  
**Land Size** : 465 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/29-blaxland-road-urraween-qld/7766313>



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