



MITCHELLS
REALTY



4 Tannen Ct. Urangan QLD

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Don't miss this rare opportunity to secure your own piece of paradise in one of Hervey Bays' most exclusive locations in the popular bayside suburb of Urangan. This stunning Hampton style home was completed in June 2023 and will be covered by the balance of the builders warranty. Thoughtfully posited on a low maintenance allotment with building provision to add a pool if desired or space to accommodate a n RV, caravan or boat.

This is where you will enjoy the lifestyle that comes with being able to stroll to the Hervey Bay Boat Club and Marina with a selection of cafés and restaurants to enjoy. No to mention the beautiful Esplanade , beach and iconic Urangan pier.

4 Tannen Court Urangan features: -

- A low maintenance 502m2 allotment with building provision to add a pool or space for an RV's ,caravan or boat
- A stunning GJ Gardner Hampton style home with high ceilings throughout - completed in June 2023
- Beautiful feature VJ paneling in hallway, living area, bedrooms , study and bathroom
- Three spacious bedrooms with ceiling fans and walk-in wardrobes
- The main bedroom includes a large walk-in wardrobe and lavish ensuite and has direct access to the alfresco outdoor entertaining deck
- The bathroom includes a sumptuous freestanding bath, shower, vanity and a toilet
- A large office with custom built-in cabinetry
- An exquisite kitchen with beautiful stone benchtops, large island preparation bench and a walk-in pantry
- Appliances include a 5 burner gas cooktop with rangehood, a 900mm electric oven and a dishwasher
- A vast open-plan dining and living area with reverse cycle split system air conditioning

- Seamless transition to the fabulous North facing alfresco outdoor entertaining area and deck
- The laundry offers direct access outside to clothesline and deck
- A double garage with remote panel lift door and direct internal access into the home
- Pool ready with building provision during construction
- Space to accommodate an RV, caravan, or boat
- A 6.6Kw Solar power system
- Beautiful established low-maintenance gardens with an irrigation system
- Rent appraisal of \$650+ per week Or Holiday let/ Airbnb

There really is nothing to do except move in and enjoy the lifestyle that comes with living in this idyllic location. Homes of this calibre in this location are rare and always in high demand, so don't miss this opportunity!

Contact our team NOW to arrange your private inspection or a video walk-through - 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.

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Price : Under Contract Offers from \$925,000-
Land Size : 502 sqm
View : <https://www.mitchellsrealty.com.au/property/4-tannen-ct.-urangan-qld/7782138>



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