



**MITCHELLS**  
REALTY



### 8 King Richard Court Urangan QLD

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If you are looking for a low-maintenance home base to return to between your nomadic travels with space to accommodate a caravan, RV or boat - your search is over!

You will also enjoy the convenience that comes with being surrounded by key amenities, including the Urangan marina & boat ramps, Hervey Bay Boat Club, Urangan Central shopping Centre, Aldi, Botanic gardens, esplanade, beach, cafes, restaurants and the iconic Urangan Pier.

With rental vacancy rates remaining extremely tight across Hervey Bay - it's also a great time to invest in our local property market!

8 King Richard Ct Urangan features: -

- 723m2 allotment in a quiet court with side access
- Well-maintained brick and tile home built in 1995
- Four bedrooms - three with built-in wardrobes
- The main bedroom includes a ceiling fan, a built-in wardrobe and an ensuite
- The bathroom includes a bath, shower and vanity, plus there is a separate toilet
- A galley-style kitchen with ample bench and storage space, plus a pantry
- Appliances include an electric hot plate with a range hood and an oven
- An open-plan dining and living area with a ceiling fan
- An expansive covered alfresco outdoor entertaining area

- The laundry offers direct access outside to the clothesline
- A single garage with direct internal access to the home
- Clear side access and space to accommodate a caravan, RV or boat
- Space to add a shed and pool if desired
- Beautiful established low-maintenance gardens, raised vegetable beds and fruit trees
- The energy-conscious will appreciate the 6.2Kw solar power system as well
- Rent appraisal of \$580 - \$600 per week

Homes offering these features in this location are always in high demand, and the sellers are calling for offers - so here is your opportunity!

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

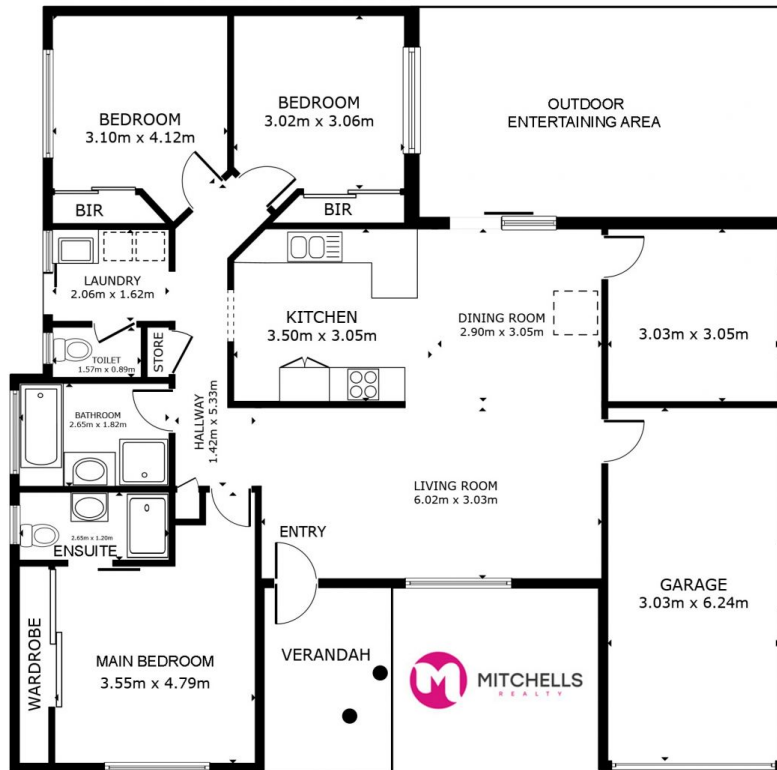
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

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**Price** : \$ 630,000  
**Land Size** : 723 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/8-king-richard-court-urangan-qld/7803996>



**Scott & Katrina Mitchell**  
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FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 110.7 m<sup>2</sup>  
 EXCLUDED AREAS : PATIO 24.2 m<sup>2</sup> GARAGE 18.9 m<sup>2</sup> VERANDAH 7.4 m<sup>2</sup>  
 TOTAL : 110.7 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.