



**MITCHELLS**  
REALTY



**104 Garden Drive URANGAN QLD**

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Don't miss this rare opportunity to secure your piece of paradise in one of Hervey Bays' most exclusive locations in the popular seaside suburb of Urangan. This home is positioned on a large, 2412m<sup>2</sup> allotment offering the lifestyle that comes with being only minutes away from the Hervey Bay Boat Club, Marina and boat ramps, botanic gardens, Urangan, Esplanade, beach and iconic Urangan pier, where you have a selection of cafés and restaurants to choose from.

You will also enjoy the convenience of having key amenities nearby, including the Urangan Central Shopping Centre, Aldis, medical centres, schools and the thriving heart of the Hervey Bay central shopping precinct, all only a short drive away.

104 Garden Dr Urangan features: -

- A large 2412m<sup>2</sup> allotment in a convenient and popular location
- A well-maintained and tastefully refurbished brick home (built approx. 1991)
- Three spacious bedrooms, all freshly re-carpeted with ceiling fans and built-in wardrobes and two include split system air conditioning
- The main bedroom includes a study, split system air conditioning, both built-in and a walk-in wardrobe and a lavish ensuite
- The bathroom has been refurbished and includes a bath, shower and vanity, and there is a separate toilet
- A vast open-plan living and dining area with split-system air conditioning
- A stylish kitchen with ample bench and storage space, plus a pantry

- Quality appliances, including an electric hot plate with a rangehood, an oven and a dishwasher
- An expansive covered alfresco outdoor entertaining area with shade blinds
- An oversized double garage with a remote panel lift door
- The laundry offers direct access outside to the clothesline
- New colour bond fencing to the rear
- Ample space to add a pool and a large shed
- 6kw solar system in place
- Loads of space to accommodate large RV's, caravans and boats

Opportunities to secure homes in Urangan offering these features are rare and always in high demand!

The sellers have reduced the price for an immediate sale - 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 ?

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

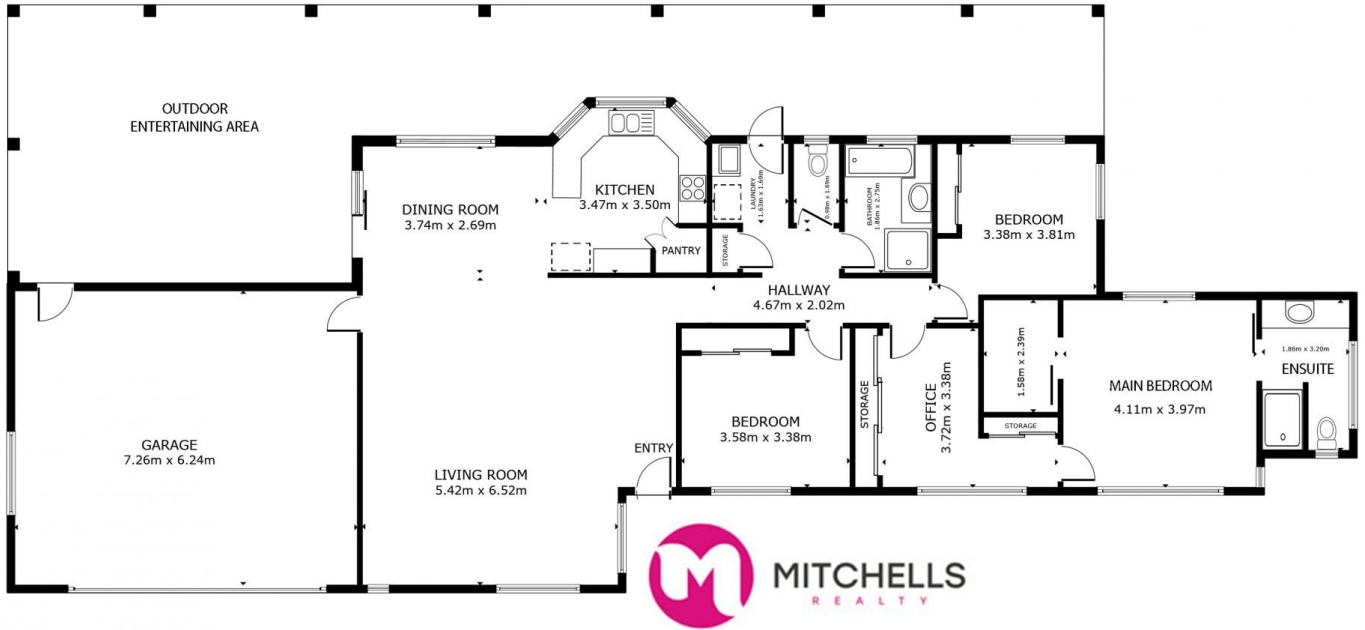
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**Land Size** : 2412 sqm

**View** : <https://www.mitchellsrealty.com.au/property/104-garden-drive-urangan-qld/7859794>



**Scott & Katrina Mitchell**  
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**FLOOR PLAN**

GROSS INTERNAL AREA  
 FLOOR PLAN 148.9 m<sup>2</sup>  
 EXCLUDED AREAS : GARAGE 45.3 m<sup>2</sup> PATIO 85.3 m<sup>2</sup>  
 TOTAL : 148.9 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

