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REALTY



### 82 Caddy Avenue Urraween QLD

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This quality modern brick home was completed in 2015 and is positioned on a spacious 839m<sup>2</sup> allotment in the popular bayside suburb of Urraween. Recently refurbished with new LED lighting and new ceiling fans throughout, along with new window coverings and shade blinds, there is nothing left to do except move in and enjoy the lifestyle that comes with living in beautiful Hervey Bay.

This home is the ultimate "home base- to return to between your nomadic travels with the convenience and lifestyle that comes with having Hervey Bays essential amenities all only minutes away - including Stockland shopping centre, Bunnings, Spotlight, hospitals and medical centres, golf course, Cauldron Brewing, esplanade and beach with a selection of cafes, restaurants to enjoy.

82 Caddy Avenue, Urraween, features: -

- A large 839m<sup>2</sup> allotment with a quality brick home built in 2015
- Three bedrooms with new ceiling fans and built bedrooms
- The main bedroom has a new ceiling fan, a built-in wardrobe, a television wall bracket and antenna connection, and an ensuite
- The main bathroom features a vanity, shower, and bath, and there is a separate toilet
- A stylish kitchen with a large island preparation bench, ample storage and a pantry
- A vast open-plan living and dining area with split system air-conditioning
- A covered outdoor entertaining area
- A high-entry drive-through carport

- A 12 x 9 metre 3 bay shed with a mezzanine floor and power and water connected
- A fully lined studio to one end of the shed with air-conditioning, a kitchenette, and a bathroom
- Side access and space to accommodate a caravan or boat
- Rent appraisal of \$640 - \$660 per week.

Homes offering these features are always in high demand, so don't miss this opportunity. Contact our team now to arrange your private inspection or a video call walkthrough.

You will only be disappointed if you miss this one-

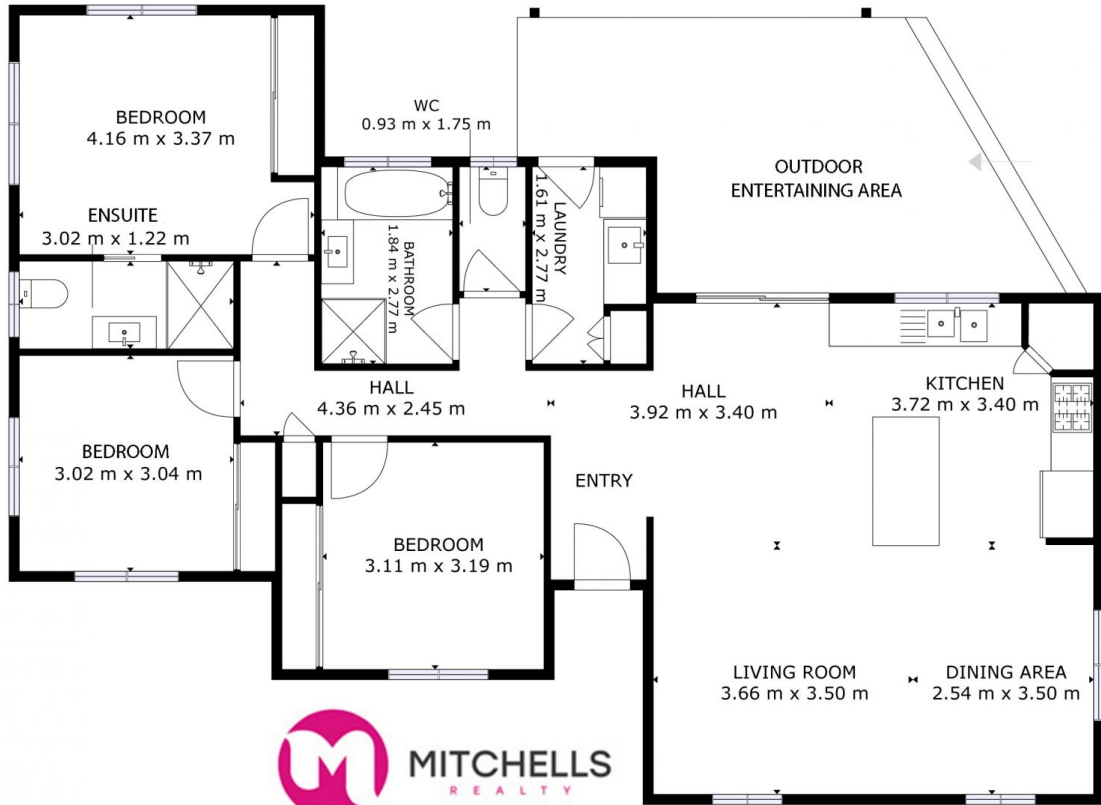
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for complete details.

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**Price** : Reduced \$747,500-  
**Land Size** : 839 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/82-caddy-avenue-urraween-qld/7873899>



**Scott & Katrina Mitchell**  
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GROSS INTERNAL AREA  
 TOTAL: 107 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1