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REALTY



### 5 Chloe Court 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 bayside suburb of Urangan. This lovely home was completed in 2018 and has been thoughtfully positioned on a low-maintenance 662m2 allotment with space to accommodate an RV, caravan, or boat.

This is where you will enjoy the lifestyle that comes with being able to walk to the Esplanade and beach along with Health Club Hervey Bay and the Urangan Bowls Club. You're also only a short drive away from the Urangan Central shopping centre, Aldi, Hervey Bay Boat Club, and marina.

5 Chloe Court, Urangan, features:

- Low-maintenance 662m2 allotment within walking distance of the beach
- A stylish home completed in 2018 with high ceilings throughout
- Three bedrooms with ceiling fans, two also include built-in wardrobes
- The third bedroom is located at the front of the home and could be used as an office
- The main bedroom includes air conditioning, a large walk-in wardrobe and an ensuite
- The bathroom includes a sumptuous bath, shower and vanity, and there is a separate toilet
- A modern kitchen with beautiful stone benchtops and a walk-in butler's style pantry
- Quality appliances include an induction hot plate with rangehood, a wall oven, a dishwasher, and plumbing provisions in place for refrigerators with icemakers and water filters
- A vast open-plan living and dining area with split-system air conditioning
- An expansive alfresco outdoor entertaining area under the main roof with seamless two-pac flooring, a sink and

servery, plus shade blinds overlooking the private backyard

- The laundry offers direct access outside to the clothesline
- An oversized double garage with a remote door and direct internal access into the home
- There is also side access and a carport with an insulated roof, ideal for accommodating a caravan, camper trailer or boat
- Shade house and beautiful, low-maintenance established tropical gardens

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

The sellers have committed to purchasing another property and NEED this lovely home SOLD !

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.

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 property they are considering purchasing. All photographs, maps, and images are representative only for marketing purposes.

**Price** : Under Contract Offers from \$800,000-  
**Land Size** : 662 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/5-chloe-court-urangan-qld/7906336>



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GROSS INTERNAL AREA  
 FLOOR 1: 126 m2, EXCLUDED AREAS:  
 GARAGE: 38 m2, PATIO: 29 m2  
 PORCH: 2 m2  
 TOTAL: 126 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1