



**MITCHELLS**  
REALTY



### 7 Whitby Street URANGAN QLD

3 2 2

Don't miss this opportunity to secure your piece of paradise in one of Hervey Bays' most exclusive sought-after locations, the popular beachside suburb of Urangan. The seller has committed to purchasing another property and has reduced the price for immediate sale!

This charming home is positioned on a low maintenance 602m<sup>2</sup> corner allotment within easy walking distance to the Esplanade, beach, and iconic Urangan pier, along with the Bayswater Hotel and a selection of cafés and restaurants to choose from.

Charming in its design, this tastefully refurbished and well-maintained home features a high-raked ceiling with exposed rafters across the main dining and living areas. This home has more than meets the eye, with a fusion of classic lines and modern finishes that create something unique and an intuitive and creative floor plan that allows light and air to flow naturally throughout this home.

7 Whitby Street, Urangan, features: -

- A low-maintenance 602m<sup>2</sup> corner allotment within easy walking distance of the beach
- A character-filled and well-maintained brick home with high ceilings and exposed rafters
- Two spacious bedrooms with ceiling fans, split system air-conditioning, built-in wardrobes and television connection points
- A bathroom with floor-to-ceiling tiles, a shower, a vanity, and a separate toilet
- A tastefully refurbished kitchen with loads of bench and storage space and a pantry

- Appliances include an electric hot plate with a rangehood and an oven
- Provision to add a dishwasher and plumbing for refrigerators with ice makers
- A vast open-plan dining and living area with high raked ceilings and air-conditioning
- A home office/3rd bedroom with a ceiling fan and built-in wardrobe
- An expansive North-facing covered outdoor entertainment area
- A large utility room with air-conditioning, a wet bar plus a shower and a toilet
- The laundry offers direct access outside to the clothesline
- A 6 x 6 double bay shed with power connected
- Clear side access via a sliding gate and space to accommodate a caravan or boat
- 5kw solar system in place

Homes in this location are always in high demand, and the seller is calling for an immediate sale - 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 ?

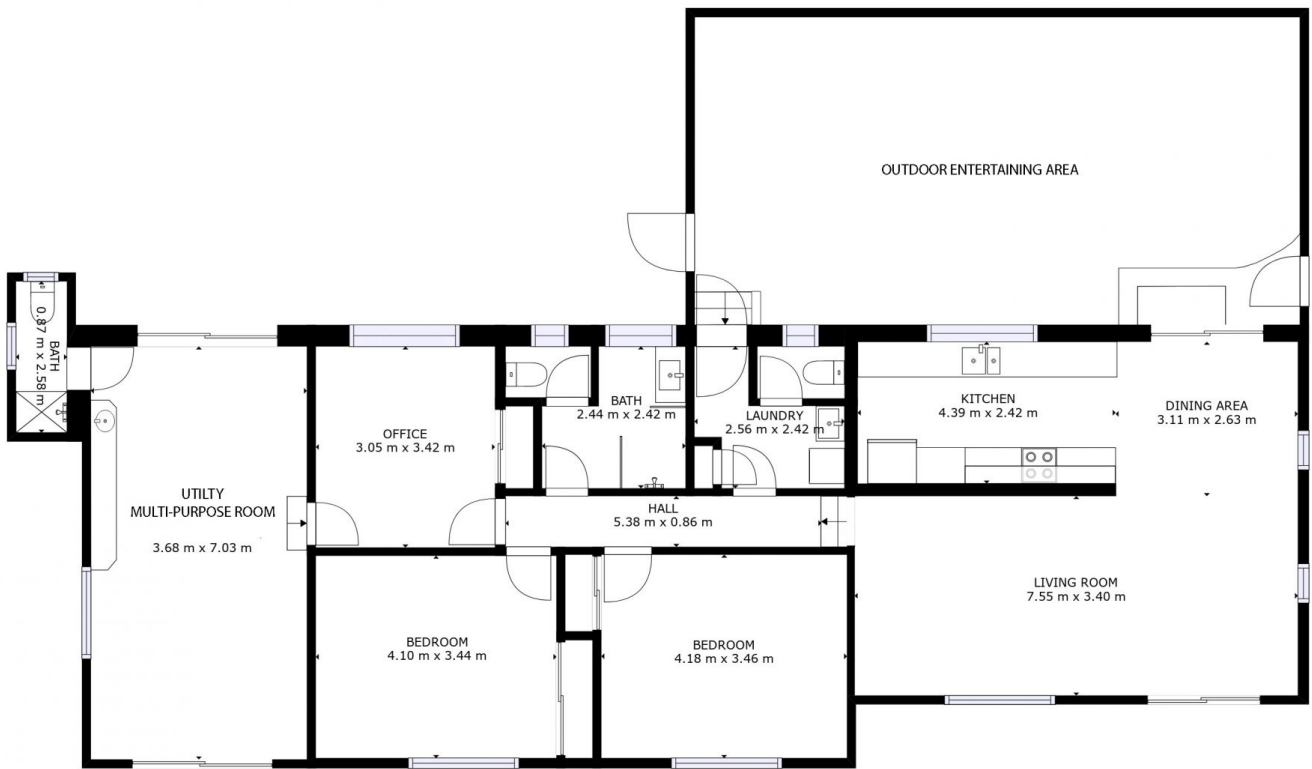
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

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** : \$ 780,000  
**Land Size** : 602 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/7-whitby-street-urangan-qld/7936575>



**Scott & Katrina Mitchell**  
**0428 484 499**



FLOOR 1



**TOTAL: 140 m<sup>2</sup>**  
**FLOOR 1: 140 m<sup>2</sup>**

**EXCLUDED AREAS: COVERED PATIO: 54 m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

