



**MITCHELLS**  
REALTY



### 13 Treviso 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 tightly held locations in the popular seaside suburbs of Urangan, backing onto a parkland reserve with a tranquil lake.

This is where you will enjoy the lifestyle that comes with this exclusive idyllic location being easy walking distance to the Esplanade and Shelly Beach, with several cafes and restaurants to choose from.

This Architecturally designed and custom-built steel frame home was completed in 2004 and has been well maintained and tastefully refurbished over time - with nothing left to do except move in and enjoy living in such an idyllic location!

13 Treviso Ct Urangan features : -

- 646m2 allotment adjoining a tranquil lakefront reserve within walking distance of the beach
- Architecturally designed and well-maintained steel frame home (built 2004) and tastefully refurbished over time with ducted and zoned air conditioning throughout
- Three spacious bedrooms with built-in wardrobes, ceiling fans and ducted air-conditioning
- One bedroom includes a built-in study nook and offers direct access to the alfresco area
- The main bedroom includes a large built-in wardrobe and lavish ensuite
- The bathroom provides two-way access from the guest's bedroom and includes a shower over the bath and vanity with a granite benchtop and a toilet
- A vast open-plan living and dining area with a high vaulted ceiling and remote louvres
- Stylish kitchen with a large island bench and beautiful granite benchtops

- Quality European Miele appliances include an induction hot plate with range hood, convection wall oven and dishwasher
- A fantastic alfresco outdoor entertaining area overlooking the sparkling in-ground pool surrounded by beautiful established tropical gardens
- The laundry includes a large linen room and a built-in "Robin Hood- ironing table
- A double garage with seamless 2-pac flooring and sink plus remote panel lift door
- There is also space to accommodate an RV, caravan or a boat
- Energy-conscious buyers will appreciate the 10-kW solar power system
- There is also a complete security system with cameras and back-to-base monitoring available

Opportunities to secure homes of this calibre in this location are rare and always in high demand - so don't miss this opportunity!

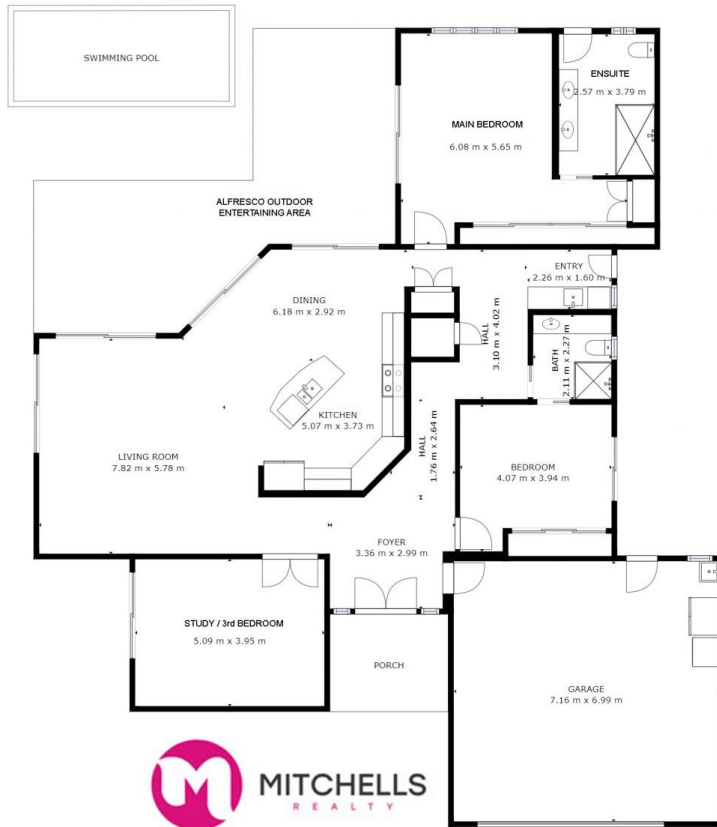
Contact our team NOW to arrange your private inspection or a Facetime walk-through - you will only be disappointed if you miss this one ?

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**Price** : Under Contract | \$1.2 Million -  
**Land Size** : 646 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/13-treviso-court-urangan-qld/7952624>



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GROSS INTERNAL AREA  
 FLOOR 1: 179 m<sup>2</sup>, EXCLUDED AREAS:  
 GARAGE: 50 m<sup>2</sup>  
 TOTAL: 179 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1