



**MITCHELLS**  
REALTY



### 26 Deloraine Ave URANGAN QLD

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This lovely, well-maintained brick and tile home has been tastefully refurbished with a rendered front façade and fully restored roof. It has also been professionally repainted and features stylish plantation shutters. Positioned on a large 800m2 allotment in one of Hervey Bays' most sought-after suburbs of Urangan with space to accommodate large RVs, caravans, and boats - there is nothing left to do except enjoy the lifestyle that comes with living in this idyllic location.

This stylish home will be ideal for those looking for a low-maintenance home base to return to between your nomadic travels or the first home buyers looking to purchase in an established area with solid growth potential, as well as the astute investor who knows rental vacancy rates are as tight as they have ever been across Hervey Bay.

26 Deloraine Avenue, Urangan, features: -

- A large 800m2 allotment offering clear-side access and space for large caravans and boats
- A lovely fully refurbished brick and tile with a rendered front façade (built approx. 2000)
- Four spacious bedrooms, all with ceiling fans and new carpet, and three include built-in wardrobes
- The main bedroom includes a new ceiling fan, new carpet, split-system air-conditioning and a built-in wardrobe, plus a new ensuite with a stone benchtop, a vanity, shower, and toilet
- The bathroom has also been refurbished and includes a stone benchtop, double basins, a shower, and a separate toilet
- A new kitchen with beautiful stone benchtops, 2pac soft-close cabinetry, clever corner carousels, and a pantry with custom soft close wire drawers
- New Westinghouse appliances include an electric hot plate with a rangehood, an oven, and a dishwasher

- A vast open-plan living and dining area with new vinyl plank flooring, a new ceiling fan, and reverse cycle split system air-conditioning
- The laundry offers direct outdoor access to the clothesline
- A single garage with a painted floor and direct internal access to the home
- An expansive north-facing covered outdoor entertainment area with an insulated roof and ceiling overlooking the private backyard
- Clear side access to the 9m x 9m three-bay shed with high 3-metre entry doors and power connected
- A large rainwater tank to keep the low-maintenance lawns and gardens watered
- Space to add a pool if desired

Homes with these features in this location are rare - so here is your opportunity!

Contact our team now to arrange your private inspection or video call walk-through - you will only be disappointed if you miss this one?

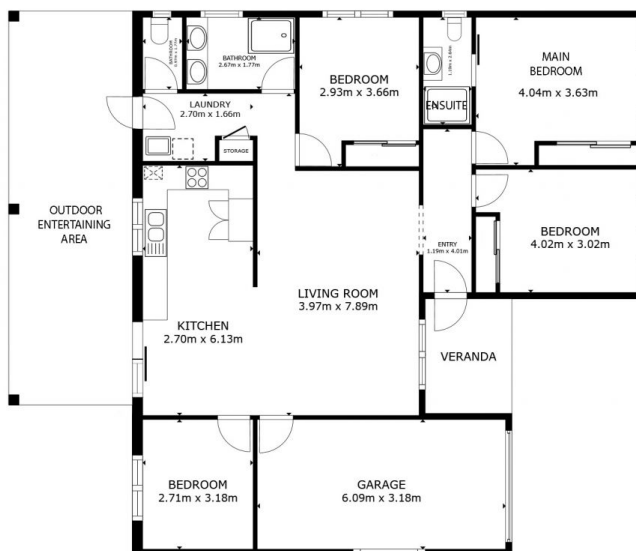
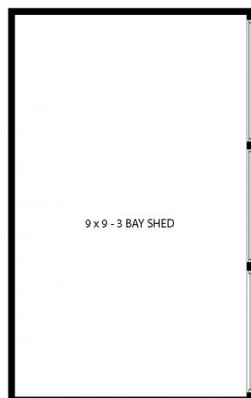
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

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**Price** : \$ 675,000  
**Land Size** : 800 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/26-deloraine-ave-urangan-qld/7955690>



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## FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 114.1 m<sup>2</sup>  
 EXCLUDED AREAS : GARAGE 19.4 m<sup>2</sup> PATIO 29.3 m<sup>2</sup> VERANDA 6.0 m<sup>2</sup> GARAGE 53.3 m<sup>2</sup>  
 TOTAL : 114.1 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

