



**MITCHELLS**  
REALTY



### 8 Glengarry Court KAWUNGAN QLD

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This well-maintained brick and tile home was completed in 2004 and has been tastefully refurbished. It has had new carpet laid recently and it is located on a spacious 833m<sup>2</sup> allotment, allowing clear side access for those needing to accommodate large RVs, caravans, and boats.

This home will be ideal for those looking to make the "Sea Change" and secure a lovely home base to return to between your nomadic travels in the highly sought-after bay-side location of Kawungan, only minutes away from the thriving heart of the Hervey Bay CBD and essential amenities including - Stockland and Pialba Place shopping centres, Bunnings, hospitals, schools, TAFE, university, golf course, esplanade, cafes, restaurants, and the beach.

8 Glengarry Court, Kawungan, features: -

- A well-maintained brick and tile home (built in 2004) on a large 833m<sup>2</sup> allotment
- Four spacious bedrooms, all with ceiling fans and built-in wardrobes
- The main bedroom includes a ceiling fan, split system air conditioning, a built-in wardrobe, and an ensuite
- The bathroom includes a bath, shower, vanity, and a separate toilet
- The kitchen features ample bench and storage space, plus a pantry
- Appliances include an electric hot plate with a rangehood, a wall oven, and a dishwasher
- A vast open-plan living and dining area with split system air-conditioning
- A large covered alfresco outdoor entertaining area
- The laundry offers direct access outside to the clothesline
- A double garage with a remote panel lift door and internal access to the home

- Clear side access to the Approx. 9m x 6m 3-bay shed with high entry and power connected
- Ample space to add a pool if desired
- 2kw solar power system

Homes of this quality at this price point are in limited supply and high demand, so don't miss this opportunity!

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

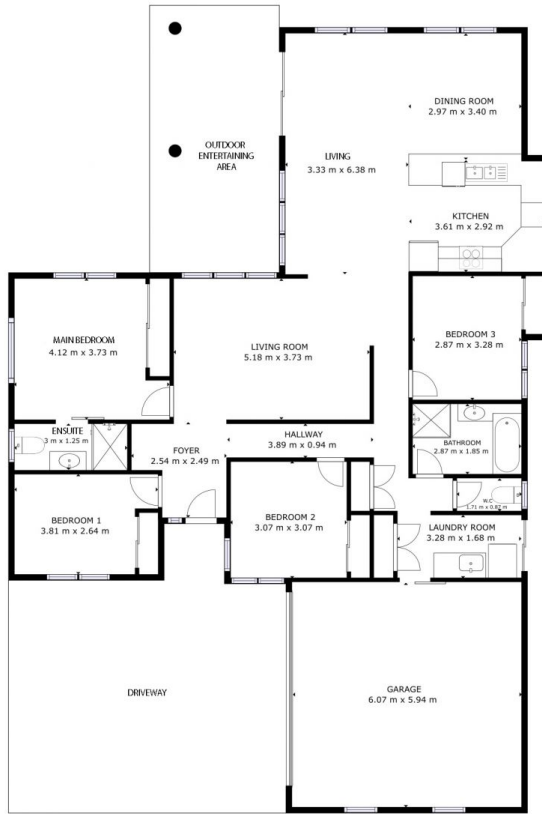
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

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.

**Price** : Under Contract Offers From \$700,000  
**Land Size** : 833 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/8-glengarry-court-kawungan-qld/7957901>



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GROSS INTERNAL AREA  
 FLOOR 1: 146.13 m<sup>2</sup>  
 EXCLUDED AREAS; PORCH: 47.25 m<sup>2</sup>, PATIO: 24.21 m<sup>2</sup>, GARAGE: 36.15 m<sup>2</sup>  
 TOTAL: 146.13 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

