






**MITCHELLS**  
REALTY



**27 Fairway Drive URRAWEEN QLD**

**3  1  1 **

This home makes a solid investment no matter how you look at it, and the sellers have reduced it for immediate sale!

Positioned on a spacious 1011m2 allotment in the popular bayside suburb of Urraween, this home has been refurbished over time and has reliable tenants who would love to stay on. Property investment is always all about location, and this great home is located within easy walk distance to essential amenities, including the Eli Waters Shopping Centre, Woolworths, The Coffee Club, Priceline Pharmacy, medical centre, Harvey Norman, and only a short drive away from the thriving heart of the Hervey Bay CBD, Esplanade and beach.

27 Fairway Dr Urraween, features: -

- A large 1011m2 allotment with a block-rendered home and potential to add a second dwelling subject to council and local authority approvals
- Three bedrooms with ceiling fans and built-in wardrobes
- A two-way bathroom off the main bedroom with a shower over the bath, vanity and a separate toilet
- A stylish kitchen with ample bench and storage space, plus a pantry
- Appliances include an electric hot plate with a rangehood and an oven
- A vast open-plan living and dining area with split system air-conditioning
- An enclosed outdoor entertaining area with shade blinds plus front veranda
- A carport with a remote roller door
- Clear side access and space to accommodate large RVs, caravans and boats
- Space to add a pool and large shed

- Current lease \$500 per week - ending 10th October 2024.

Properties offering these features at this price point are always in high demand, so don't miss this opportunity. Contact our team now to arrange your private inspection or a video call walkthrough.

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 complete 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** : \$ 510,000

**Land Size** : 1011 sqm

**View** : <https://www.mitchellsrealty.com.au/property/27-fairway-drive-urraween-qld/7966953>



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