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REALTY



### 17A Seniorita Parade Urangan QLD

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This inner suburban oasis is immaculate and beautifully presented on a large 1012m2 fully serviced allotment in the highly sought-after bayside suburb of Urangan - offering the convenience of having key amenities all nearby, including - Urangan Central Shopping Centre, Aldi, Fast-food outlets, Airport precinct shopping centre, schools, sporting grounds, aquatic centre, medical centres, Marina, Hervey Bay Boat club, beach and iconic Urangan Pier all only a short drive away.

Upon entering, you will immediately note the high ceilings, plantation shutters and the open, light-filled design offering an intuitive and creative custom-built floor plan with abundant space to entertain with family and friends all year round.

17A Seniorita Parade, Urangan, features:-

- A large, fully serviced 1012m2 allotment in a popular location close to essential amenities
- A quality-built and well-designed Geoff Clarke home (316.8m2) with high ceilings throughout (completed 2017)
- Ducted and zoned reverse-cycle air-conditioning throughout
- Three spacious bedrooms, all with ceiling fans, built-in wardrobes and plantation shutters
- The main bedroom includes a huge walk-in wardrobe and a lavish ensuite with floor-to-ceiling tiles, a two-person spa, and a screenless shower
- The bathroom also features floor-to-ceiling tiles, a shower, vanity, and a separate toilet
- A stunning kitchen with solar-controlled skylights, beautiful stone benchtops, a large island bench with a breakfast bar and loads of storage, plus a huge walk-in butler's pantry
- High-quality appliances, including an induction cooktop with rangehood, two pyrolytic wall ovens, and two dishwasher

draws

- A vast open-plan dining and living area
- A separate lounge or media room
- An additional study nook or media station
- A coveted North-facing alfresco outdoor entertainment area under the main roof
- A sparkling in-ground pool with a shade umbrella
- The laundry includes loads of storage and bench space and offers direct access outside to the clothesline
- An oversized double garage with a remote panel lift door and internal access to the home
- Beautiful, established, low-maintenance tropical gardens
- Solar hot water and a 5KW solar power system
- Side access to the 7.5m x 4m shed with a high 2.7m entry and power connected
- A high-entry carport with approx. 3.350m clearance

Homes of this calibre in this location are always in high demand, 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** : Under Contract \$1,098,750-  
**Land Size** : 1012 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/17a-senorita-parade-urangan-qld/7984290>



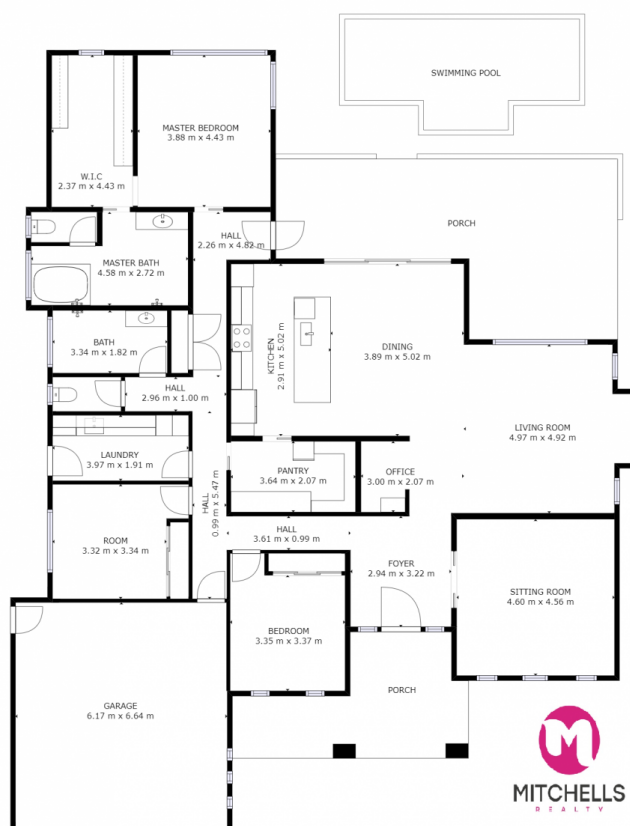
**Scott & Katrina Mitchell**  
**0428 484 499**





FLOOR PLAN

17A Seniorita Parade Urangan



GROSS INTERNAL AREA  
FLOOR 1: 213 m<sup>2</sup>, EXCLUDED AREAS:  
GARAGE: 41 m<sup>2</sup>  
TOTAL: 213 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.