



**MITCHELLS**  
REALTY



### 8 Edward Street URANGAN QLD

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Don't miss this opportunity to secure your piece of paradise in one of Hervey Bays' most exclusive locations in the popular bayside suburb of Urangan. This charming home is positioned on a large elevated 1012m<sup>2</sup> allotment, within easy walking distance to the Marina, Hervey Bay Boat Club, Esplanade, beach, iconic Urangan pier, and a selection of cafés and restaurants.

This is only the second time this charming home has been offered for sale - we believe it would be more than 50 years old - but it has been well-maintained and refurbished over time with recent improvements including re-stumping, a new roof, a new kitchen, bathroom vanity and floor coverings.

8 Edward Street, Urangan, features: -

- A charming home positioned on a large 1012m<sup>2</sup> elevated allotment
- Recent improvements include re-stumping, a new roof, a new kitchen, bathroom vanity and floor coverings
- Three bedrooms, all with high ceilings and ceiling fans
- The main bedroom includes a built-in wardrobe
- The bathroom includes a vanity, shower recess, and there is a separate toilet
- A refurbished kitchen with ample bench and storage space, plus a pantry and an electric oven
- An open-plan living and dining area
- The laundry is located at the rear of the home, with direct outdoor access to the clothesline
- Covered sitting area off the laundry
- Vehicle accommodation is catered for with a detached lock-up garage at the front of the home

- There is also side access to a second garage with a workshop at the rear

Homes in this location are always in high demand, and the sellers are calling for an immediate sale, 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.

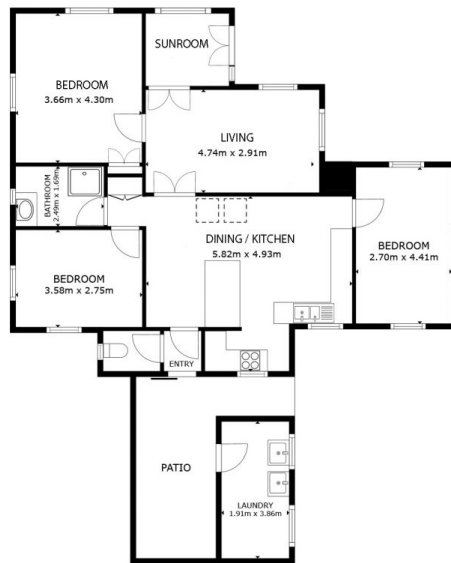
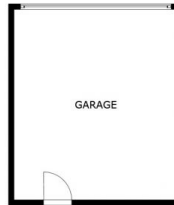
**Price** : \$ 670,000

**Land Size** : 1012 sqm

**View** : <https://www.mitchellsrealty.com.au/property/8-edward-street-urangan-qld/8010621>



**Scott & Katrina Mitchell**  
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FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR PLAN 99.8 sq.m.  
EXCLUDED AREAS : PATIO 14.0 sq.m. GARAGE 24.8 sq.m.  
TOTAL : 99.8 sq.m.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

