



**MITCHELLS**  
REALTY



### 9 Burrelong Drive WONDUNNA QLD

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This lovely well-maintained homestead delivers a flawless blend of indoor and outdoor living with open and connected spaces built around the coveted North/South aspect allowing light and air to naturally fill this home for comfortable year-round living and entertaining.

Enviably set on a large, 4047m2 allotment in a quiet no-through road in the popular suburb of Wondunna, this is where you will enjoy the lifestyle that comes with living on more than an acre with the convenience of having Hervey Bay's essential amenities all only a short drive away, including shopping centres, the Marina and Boat Club, hospitals, Schools, sporting grounds, the Hervey Bay golf course, the esplanade, and the beach.

9 Burrelong Dr Wondunna features: -

- A large 4047m2 lifestyle allotment only a short drive away from Hervey Bays thriving CBD
- A charming and well-maintained homestead refurbished over time (built in the early 2000's)
- Four spacious bedrooms all with ceiling fans and built-in wardrobes
- The spacious main bedroom includes air conditioning and a large built-in wardrobe, plus an ensuite and also offers direct access to the alfresco outdoor entertaining area
- A galley-style kitchen complete with loads of bench and storage space
- Appliances, including an electric oven stove with a range hood and a dishwasher
- An open-plan dining area off the side of the kitchen
- A separate lounge or media room with a ceiling fan and air conditioning
- A large verandah wraps around all sides of this home under the main roof

- An expansive covered outdoor entertaining area
- A wood-fired Pizza oven for classic homemade dining and entertaining
- A sparkling in-ground pool with shade umbrella
- The large laundry offers direct access outside to the clothesline
- A single lock-up garage with a single carport offering covered access into the home
- A high entry 12 x 9 metre shed with 3-phase power connected
- A separate 6 x 6-metre storage shed
- Clear side access and ample space to accommodate large RV's, caravans and boat
- Two rainwater tanks
- Established gardens and a selection of fruit trees and a Chicken coop
- 10 kw - solar power system
- This great property is fully fenced with an electric front gate
- Potential to subdivide - subject to council and local authority approvals

Homes offering these features in this location are always in high demand, and these sellers are not testing the market and are calling for an immediate sale - so here is your opportunity!

Contact our team now to arrange your private inspection Or video call walkthrough, as you will only be disappointed if you miss this one ?.

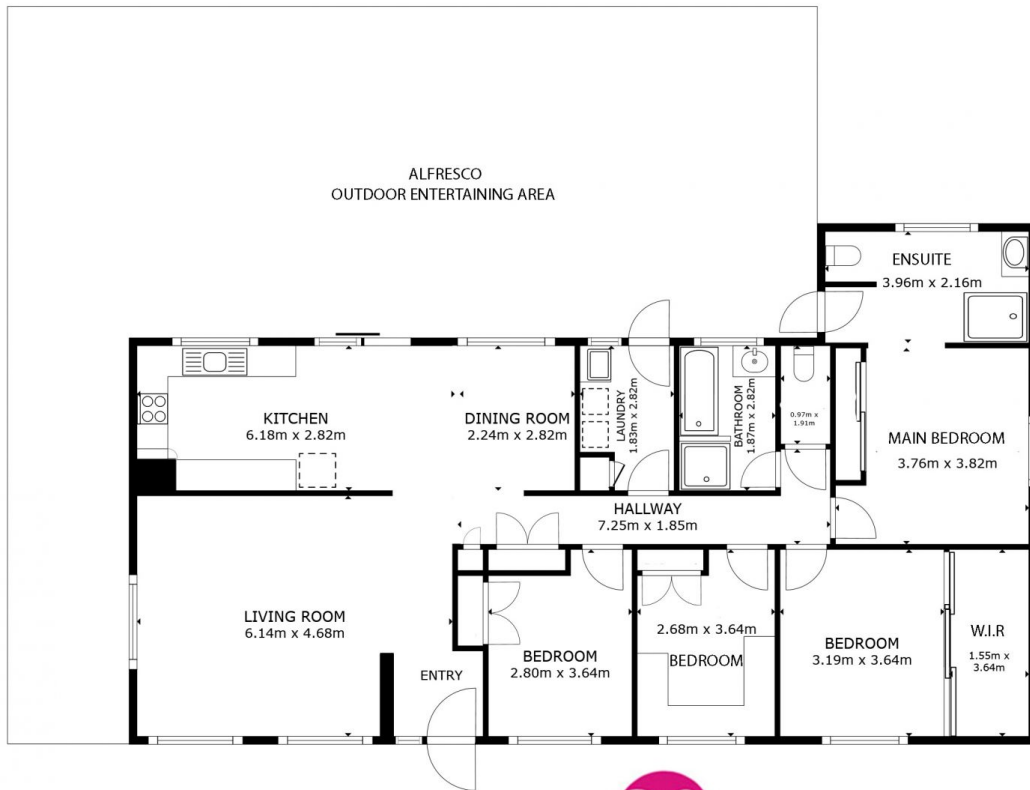
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

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**Price** : \$ 850,000  
**Land Size** : 4047 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/9-burralong-drive-wondunna-qld/8051114>



**Scott & Katrina Mitchell**  
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FLOOR PLAN



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GROSS INTERNAL AREA  
FLOOR PLAN 140.6 m<sup>2</sup>  
EXCLUDED AREAS : VERANDA 120.2 m<sup>2</sup>  
TOTAL : 140.6 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

