






### 136 Emerald Park Way Urangan QLD

4  2  3 

This quality brick and tile home was completed in 2006 and has been tastefully refurbished throughout, with nothing left to do except move in and enjoy the lifestyle that comes with this idyllic location. Perfectly positioned on a spacious 750m<sup>2</sup> allotment, offering clear side access through to the 8 x 7 metre shed with power connected - making it ideal for those with an RV, caravan or boat in the highly sought-after bay-side location of Urangan.

Enjoy the lifestyle and convenience that comes with having Hervey Bay's essential 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.

136 Emerald Park Way, Urangan, features: -

- A 750m<sup>2</sup> allotment with clear side access close to essential amenities
- A quality brick and tile home, completed in 2006, tastefully refurbished throughout
- Four bedrooms with ceiling fans and built-in wardrobes, two also have air-conditioning
- The main bedroom includes a ceiling fan, split system air-conditioning, a walk-in wardrobe, and a lavish new ensuite with floor-to-ceiling tiles, a shower, vanity, and toilet
- The bathroom has also been beautifully refurbished with floor-to-ceiling tiles, a shower over a luxurious bath, a full custom-made vanity, and a separate toilet
- The stylish kitchen features plenty of bench and storage space, plus a pantry
- Quality appliances include an induction hot plate with a rangehood and a new wall oven

- An open-plan dining area off the side of the kitchen
- A separate lounge or media room with split system air-conditioning
- The laundry offers direct access outside to the clothesline
- An expansive covered alfresco outdoor entertainment area
- A second covered outdoor area accessed from the laundry
- A double garage with a remote panel door and direct internal access to the home
- Clear side access to the approx. 8m x 7m shed with a wide 5-metre remote entry door and power connected
- An additional 6m x 6m garden shed to house your garden utensils
- Plenty of room to add a pool if desired

Homes of this quality offering these features in Urangan are always in high demand, so don't miss this 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 ?.

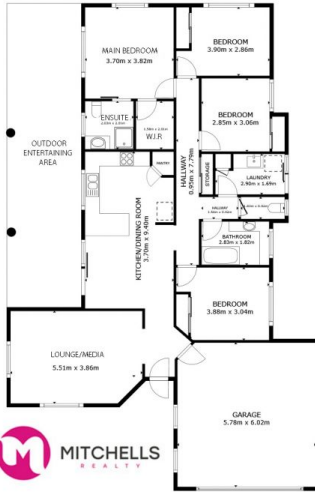
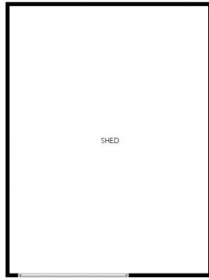
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

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**Price** : Under Contract Offers From \$750,000-  
**Land Size** : 750 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/136-emerald-park-way-urangan-qld/8132248>



**Scott & Katrina Mitchell**  
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FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 130.4 m<sup>2</sup>  
EXCLUDED AREAS : GARAGE 34.5 m<sup>2</sup> PATIO 39.5 m<sup>2</sup> GARAGE 92.7 m<sup>2</sup>  
TOTAL : 130.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

