



**MITCHELLS**  
REALTY



### 41 William Street URANGAN QLD

3 2 3

Don't miss this rare opportunity to secure your piece of paradise in one of Hervey Bays' most exclusive locations in the popular bayside suburb of Urangan. This lovely, well-maintained home was completed in 2008 and has been thoughtfully positioned on a low-maintenance 607 m2 allotment with space to accommodate an RV, caravan or boat - making it the perfect home base to return to between your nomadic travels.

This is where you will enjoy the lifestyle that comes with being able to walk to the Esplanade and beach along with the Botanic Gardens, Urangan Bowls Club and the Health Club Hervey Bay. You are also only minutes away from the Urangan Central shopping centre, Aldi, fast food outlets, Hervey Bay Boat Club, and Marina.

41 William Street, Urangan, features: -

- A low-maintenance 607m2 allotment with a well-maintained brick home (built in 2008)
- Three spacious bedrooms with ceiling fans and built-in wardrobes
- The main bedroom includes a ceiling fan, reverse cycle split-system air-conditioning, and a walk-through wardrobe to an ensuite with a shower, vanity, and toilet
- The bathroom includes a sumptuous bath, shower, and vanity, plus a separate toilet
- A stylish refurbished modern kitchen with ample bench and storage space plus a pantry
- Appliances include an electric hot plate with rangehood, an oven, and a dishwasher
- An open-plan living and dining area with reverse cycle split-system air-conditioning
- An expansive north-facing alfresco outdoor entertaining area with shade blinds
- A large pergola to the front of the home

- The laundry offers direct outdoor access to the clothesline
- An oversized double garage with a remote panel lift door and direct internal access
- A remote entry gate to the front of the property
- Side access to the approx. 6 x 4 metre shed with power connected
- Ample space to also accommodate a large RV, caravan, or boat
- A 5000-litre rainwater tank plus a bore water pump
- 3.5kw solar power system and solar hot water service

There is nothing to do except move in and enjoy the lifestyle of living in this idyllic location. Homes of this calibre offering these features in this location are rare and 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 Offers From \$800,000-  
**Land Size** : 607 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/41-william-street-urangan-qld/8138349>



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



## FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 115.2 m<sup>2</sup>  
 EXCLUDED AREAS : GARAGE 36.0 m<sup>2</sup> PATIO 31.2 m<sup>2</sup> GARAGE 40.4 m<sup>2</sup>  
 TOTAL : 115.2 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.