






1 Turnbull Court Urangan Qld

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The sellers have committed to purchasing another home and are calling for all genuine offers to be presented!

Don't miss this rare opportunity to secure your piece of paradise in one of Hervey Bay's most tightly held locations in the popular seaside suburbs of Urangan. This is where you will enjoy the lifestyle that comes with this exclusive idyllic location, which is easily within walking distance to the Esplanade and Shelly Beach, with several cafes and restaurants.

You also have Makos Health Club, Urangan Bowls Club and the vibrant community hub Urangan Central Shopping Centre, where you have a diverse range of shopping options, including Woolworths, Priceline Pharmacy, Australia Post, Brumby's bakery, and other popular specialty retailers, as well as Aldi and fast-food outlets nearby.

This contemporary haven was custom-built by multi-award-winning builder Colin J Clarke - Essentially Residential. Completed in 2010, this stunning home has been well-maintained and tastefully updated.

1 Turnbull Court Urangan features: -

- NOTE - This property fortunately WAS NOT affected by the recent flood/storm event
- 726m2 Corner allotment, easy walking distance of the beach and essential amenities
- Custom-built by multi-award-winning builder Colin J Clarke - Essentially residential (completed in 2010) with double-glazed windows and modern security screens throughout
- Three spacious bedrooms with ceiling fans and built-in wardrobes
- The main bedroom includes a large walk-through wardrobe and a lavish ensuite

- The bathroom features floor-to-ceiling tiles, a screenless shower, bath, vanity, plus a separate powder room and toilet
- A separate home office that could make up a fourth bedroom when required
- A vast open-plan living and dining area with cassette reverse cycle air conditioning for year-round comfort
- A Stylish kitchen with a large island bench with, breakfast bar and pantry
- Quality appliances include a five-burner gas hot plate with range hood, wall oven, microwave, convection oven and dishwasher
- A fantastic alfresco outdoor entertaining area all under the main roof with seamless internal access and waterproof shade sail and shade blinds
- A sparkling magnesium in-ground pool with an outdoor bar and a shade umbrella
- The laundry includes loads of bench and storage space and offers direct access outside
- A double garage with work space and a remote panel lift door
- There is also space to accommodate an RV, caravan or a boat
- Energy-conscious buyers will appreciate the 3.6kW solar power system and instantaneous gas hot water service
- A 5000-litre rainwater tank to top up the pool and water the low-maintenance gardens

Opportunities to secure homes of this calibre in this location are rare and always in high demand?and the sellers have reduced the price for immediate sale!

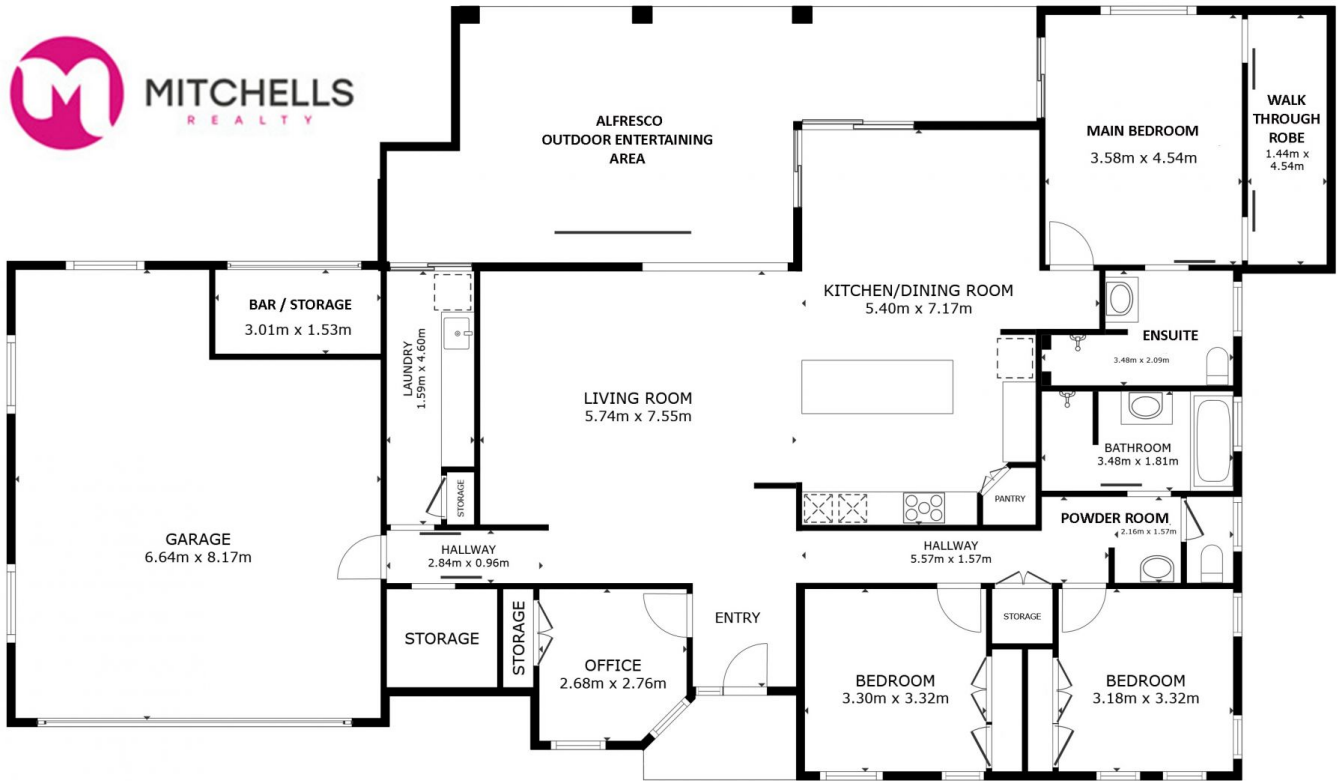
Contact our team NOW to arrange your private inspection or a Facetime walk-through - you will only be disappointed if you miss this one ?

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Price : Reduced \$1.150 Million
Land Size : 726 sqm
View : <https://www.mitchellsrealty.com.au/property/1-turnbull-court-urangan-qld/8275507>



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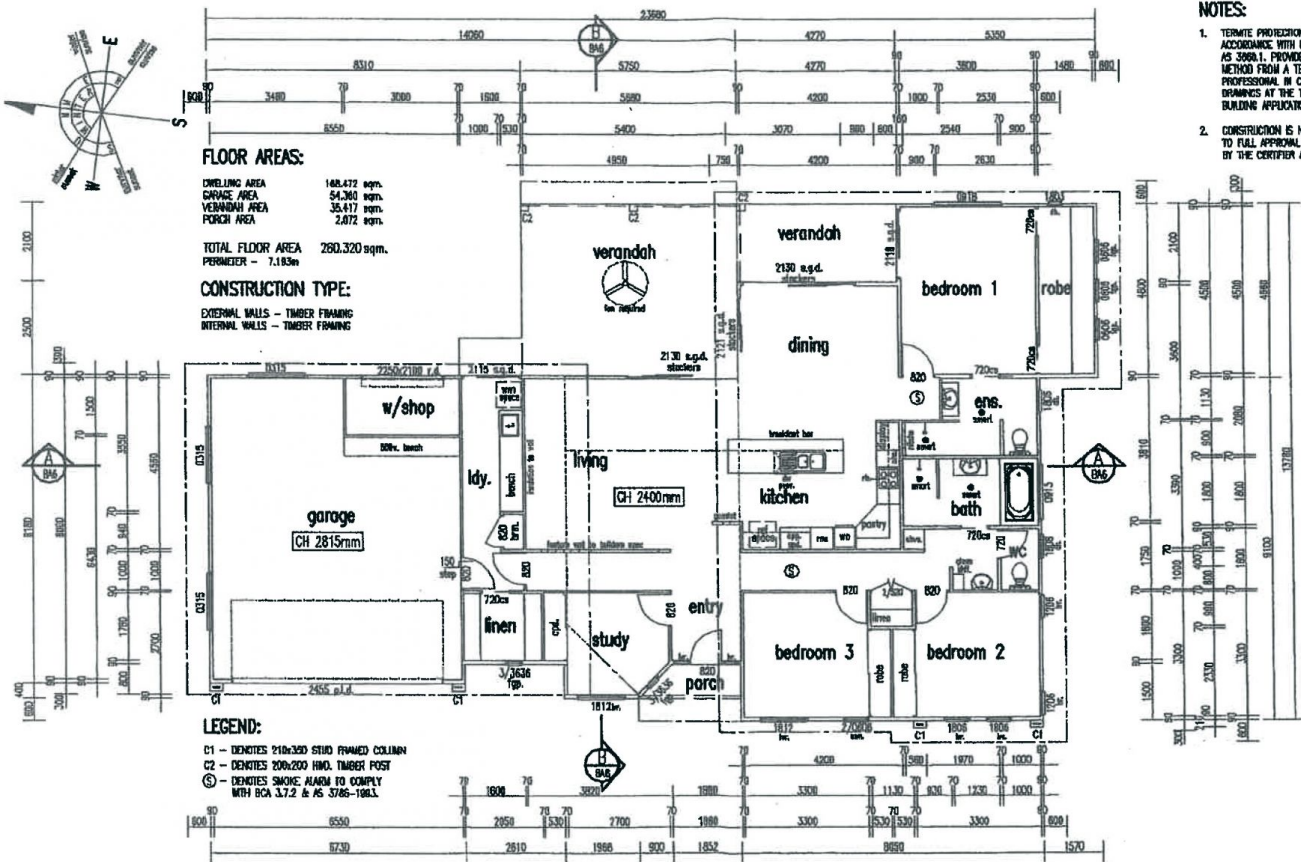


FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 166.5 m²
EXCLUDED AREAS : GARAGE 49.0 m² PATIO 40.1 m² GARAGE 4.6 m² VERANDA 3.8 m²
TOTAL : 166.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

NOTES:

1. TERMITE PROTECTION IS TO BE PROVIDED IN ACCORDANCE WITH PART 3.1.3 OF THE BCA AND AS 3688.1. PROVIDE A STATEMENT OF PROTECTION METHOD FROM A TERMITE MANAGEMENT PROFESSIONAL IN CONSULTATION WITH THESE DRAWINGS AT THE TIME OF SUBMISSION FOR BUILDING APPLICATION APPROVAL.
2. CONSTRUCTION IS NOT TO COMMENCE PRIOR TO FULL APPROVAL BEING GRANTED IN WRITING BY THE CERTIFIER AND LOCAL AUTHORITY



Floor Plan