



1 Gallery Court Kawungan QLD

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This lovely home is perfectly positioned in the highly sought-after bay-side location of Kawungan, offering the lifestyle and convenience of having Hervey Bay's essential amenities all only a short drive away, including shopping centres, Bunnings, schools, daycare, aquatic centres, the Marina and Boat Club, hospitals, Schools, sporting grounds, the Hervey Bay golf course, the esplanade, and the beach.

This well-maintained brick-and-tile home, completed in 2006, has been perfectly positioned on a spacious 817m2 corner allotment, allowing space for those needing to accommodate a large RV, caravan, or boat, and a lovely open parkland across the street.

1 Gallery Court, Kawungan, features: -

- NOTE - This property fortunately WAS NOT affected by the recent flood/storm event
- A spacious 817m2 corner allotment with parkland across the road
- A well-maintained brick and tile home built in 2006
- Four spacious bedrooms, all with ceiling fans and built-in wardrobes
- The main bedroom includes a ceiling fan, a built-in wardrobe and an ensuite
- The bathroom includes a bath, a shower and a vanity, plus a separate toilet
- The kitchen features ample bench and storage space, plus a pantry
- Appliances include a new electric hot plate with a rangehood, a wall oven, and a new dishwasher
- A vast open-plan living and dining area with reverse-cycle split system air conditioning
- A fantastic North-facing alfresco outdoor entertainment area under the main roof

- A sparkling in-ground swimming pool
- An approx. 5m x 4m shed off the pool area with power connected
- The laundry offers direct access outside to the clothesline
- A double garage with a remote door and direct internal access
- A 6.6kw solar power system
- Ample space to accommodate a large RV, caravan, or boat

Homes offering these features in Kawungan are always in high demand, and these sellers are calling for an immediate sale - so don't miss this opportunity!

Contact our team now to arrange your private inspection or video call walkthrough; 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 | Reduced \$797,500-
Land Size : 817 sqm
View : <https://www.mitchellsrealty.com.au/property/1-gallery-court-kawungan-qld/8289316>



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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 135.1 m²

EXCLUDED AREAS : GARAGE 39.4 m² VERANDA 2.1 m² PATIO 18.0 m² GARAGE 18.7 m²
TOTAL : 135.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.