





3-5 James Street Urangan Qld

3  2  5 

This is the first time this character-filled classic Queenslander has been offered for sale!

Perfectly perched at the peak of what many consider as the "Golden Triangle- with two street access in the highly sought-after " beachside suburb of Urangan, easy walking distance to the popular "Bakers Room- bakery, Dayman Park, Waterfront Restaurant and aquarium, beach, Hervey Bay Boat Club and Marina, The Bayswater Bar and Grill, cafés, restaurants and iconic Urangan pier.

This lovely home has been lifted and restumped, offering high entry clearance underneath the home, allowing the potential for it to be fully enclosed for more living space if required. Quality craftsmanship is evident upstairs again, with high ceilings, VJ walls, and decorative casement windows. Yes, there is beautiful hardwood flooring underneath that carpet.

3-5 James St Urangan features: -

- NOTE - This property fortunately WAS NOT affected by the recent flood/storm event
- Elevated 1186m2 High-Density allotment offering two street access in a blue-chip location with development potential subject to council and local authority approvals
- Craftsman built original high-set charming Queenslander with hardwood flooring, VJ walls and beautiful decorative casement windows
- Three spacious bedrooms, all with ceiling fans and two include split system air-conditioning and built-in wardrobes
- The bathroom includes a shower, vanity and a toilet

- A timeless timber kitchen with an island bench cooking station, breakfast bar and pantry
- Appliances include a 4-burner gas cooktop with rangehood, oven and a dishwasher
- A sunroom with loads of storage and a window seat
- A vast open-plan dining and living area with beautiful decorative casement windows, ceiling fan and split system air-conditioning
- The front veranda is the ideal space for your morning cuppa and offers sea glimpses across the Great Sandy Straits towards K'gari-Fraser Island
- A large covered outdoor entertaining deck to the rear of the home
- A dumbwaiter home lift
- The laundry is positioned on the ground floor and offers direct access outside to the clothesline
- An open carport space under the main home to accommodate several vehicles
- High entry double car accommodation underneath the home
- Works shop space with 3-phase power connected
- Separate shower, vanity and toilet downstairs
- 3Kw solar power system
- Approx 8 x 5-metre double bay shed with power connected
- Approx 7 x 3.5-metre single bay shed with power connected
- This property offers development opportunities - subject to council and local authority approvals

Properties offering these features in such an idyllic location are rare - so don't miss this opportunity!

Contact our team now to arrange your private inspection or video call 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.

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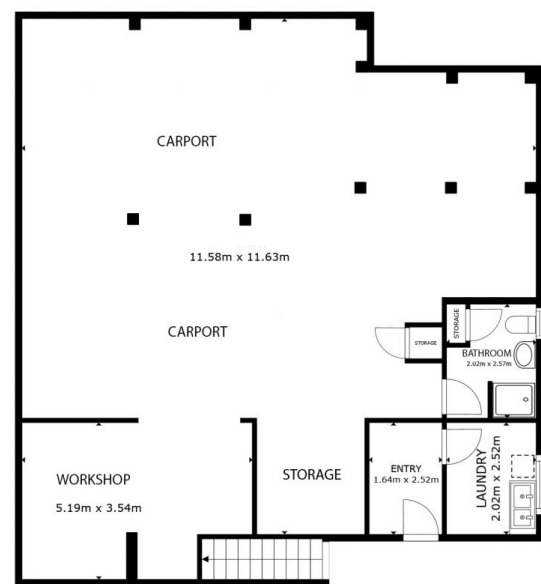
Price : Offers From \$1.4 Million
Land Size : 1186 sqm
View : <https://www.mitchellsrealty.com.au/property/35-james-street-urangan-qld/8294221>



Scott & Katrina Mitchell
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GROSS INTERNAL AREA
 FLOOR 1 137.0 m² FLOOR 2 130.7 m²
 EXCLUDED AREAS : BALCONY 17.7 m² BALCONY 14.5 m² TERRACE 1.2 m²
 TOTAL : 267.7 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROUND FLOOR

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