



2/196 Cypress Street Urangan Qld

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The owners' circumstances have changed, and they need this beautiful home SOLD Urgently!

This home really is the ultimate low-maintenance beach house, literally less than a few hundred metres from our beautiful sheltered north-facing Esplanade and beach.

This fully renovated townhouse, built around 1970, has been completely transformed into a chic beach house with the original beautiful hardwood floors across the ground floor and high, raked ceilings leading upstairs, adding to the sense of space.

Unit 2/196 Cypress Street, Urangan, features: -

- A low-maintenance, fully renovated townhouse easy strolling distance to the beach
- Beautiful hardwood floors downstairs and high raked ceilings leading upstairs
- Three spacious bedrooms, all with built-in wardrobes, and two include a ceiling fan and reverse cycle split system air-conditioning
- The main bedroom features a ceiling fan, reverse cycle split system air-conditioning, and a built-in wardrobe
- A lavish bathroom with floor-to-ceiling tiles, a large floating vanity, and a shower, plus a separate powder room and toilet
- A home office with reverse cycle split system air-conditioning
- A stylish, modern kitchen with generous preparation bench and storage space, a wall pantry, and an open-plan dining area

- Quality appliances include an induction cooktop with a rangehood, an oven, and two dishwasher drawers
- The main living area features soaring high raked ceilings, a ceiling fan, and reverse cycle split system air-conditioning
- A fantastic covered North-facing alfresco outdoor entertainment area with shade blinds, overlooking the private and fully fenced courtyard
- An outdoor shower and separate toilet
- The laundry is located on the ground floor off the side of the outdoor entertaining area
- A tandem-length garage with a workshop room to the rear and offering covered access to the home via the outdoor entertainment area
- A 6.6kW solar power system.

This is where you will enjoy the lifestyle that comes with being able to swim along the protected beach positioned between two rock groins or take a relaxing stroll along the beautiful Esplanade and foreshore, where you have a selection of cafes and restaurants to enjoy while taking in the wonderful outlook across Hervey Bay.

Astute investors will know that Hervey Bay remains one of the fastest-growing regions in Queensland, with a tight rental vacancy rate of less than 1%, making this home a sound investment opportunity, and it would also make a perfect Airbnb as well.

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

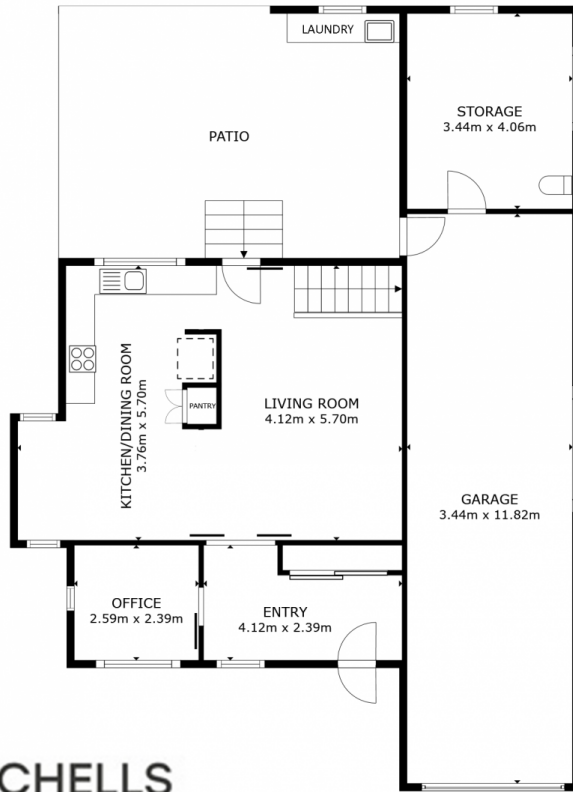
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

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Price : Under Contract \$860,000-
Land Size : 181 sqm
View : <https://www.mitchellsrealty.com.au/property/2196-cypress-street-urangan-qld/8557914>



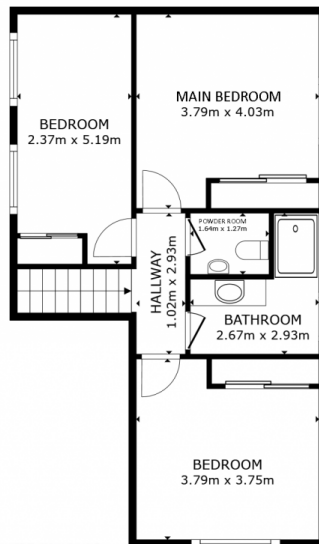
Scott & Katrina Mitchell
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FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 74.4 m² FLOOR 2 56.7 m²
 EXCLUDED AREAS : PATIO 36.0 m² GARAGE 40.6 m²
 TOTAL : 131.1 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 74.4 m² FLOOR 2 56.7 m²
 EXCLUDED AREAS : PATIO 36.0 m² GARAGE 40.6 m²
 TOTAL : 131.1 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

