



19 Waigani Ave Kawungan Qld

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Completed in 2006 by respected local builder Colin Clarke, this architecturally designed and well-maintained custom-built home is thoughtfully positioned on an elevated 800m² allotment to capture the prevailing sea breezes and panoramic sea views across Hervey Bay.

The scale and quality of this home are immediately apparent upon entering this contemporary haven, which has recently been professionally repainted throughout. The ground floor offers the option of dual living, ideal for extended family, teenagers, and unexpected friends who are sure to arrive once they know you're living in beautiful Hervey Bay.

19 Waigani Avenue, Kawungan, features: -

- An elevated 800m² allotment, capturing the prevailing sea breezes and panoramic sea views
- An architecturally designed and custom-built home, offering the option of dual living, completed in 2006 by Colin Clarke, recently professionally re-painted internally
- High ceilings throughout and beautiful polished hardwood floors upstairs
- Downstairs offers dual-living potential and includes high ceilings, a vast open-plan living area, a kitchenette, and a bathroom with floor-to-ceiling tiles, a shower, a vanity, and a toilet
- Four spacious bedrooms, all featuring high ceilings, ceiling fans, and built-in wardrobes
- A huge main bedroom with a ceiling fan, and a large walk-through wardrobe, plus a lavish ensuite with floor-to-ceiling tiles, a stone top vanity with two basins, a shower, and a toilet, plus direct access to the outdoor entertainment deck
- The main bathroom has two-way access from the second bedroom and includes a bath, shower, and vanity, plus a separate powder room and toilet

- The stylish kitchen features a large island bench with breakfast bar, beautiful stone benchtops, loads of storage, feature display cabinetry, and a pantry
- Quality European appliances include a Miele electric hot plate with rangehood, a wall oven and a Bosch dishwasher, plus a water filter plumbed into the sink
- A vast open-plan dining and living area with a perfectly placed portal window
- A separate lounge/living room
- A fantastic outdoor entertainment area and deck, enclosed with louvre windows offering panoramic sea views to the North
- A second covered outdoor area below the upstairs deck
- The laundry includes ample bench and linen space, and offers direct access outside to the clothesline
- An oversized double garage with high entry, seamless 2-pac epoxy flooring, built-in shelving and offers direct internal access to the home
- An additional carport space with high entry
- A huge storage area in the sub-floor space would be ideal as a wine cellar
- A large private backyard with an approx. 10,000-litre rainwater tank for the established low-maintenance gardens and lawns

The sellers are not testing the market and are calling for offers. 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 : Under Contract / Unconditional
Land Size : 800 sqm
View : <https://www.mitchellsrealty.com.au/property/19-waigani-ave-kawungan-qld/8621972>

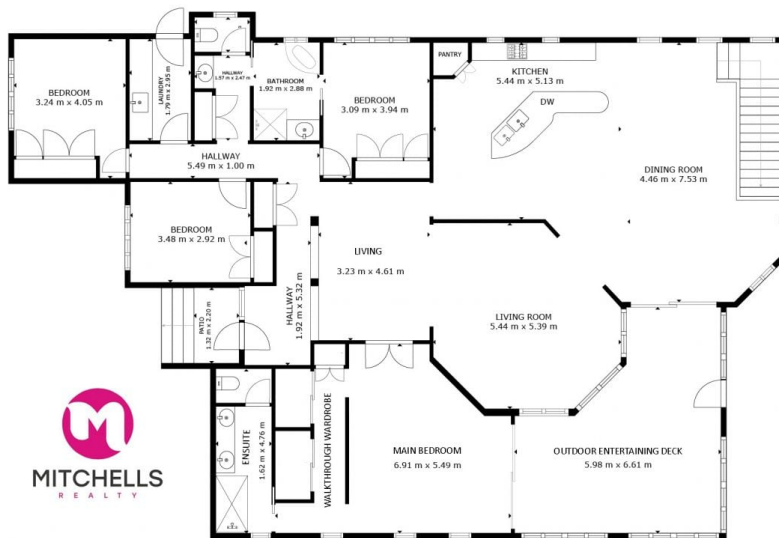


Scott & Katrina Mitchell
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FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 67 m², FLOOR 2: 250 m²
 TOTAL: 317 m²
 EXCLUDED AREAS: GARAGE: 46 m², PATIO: 4 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 67 m², FLOOR 2: 250 m²
 TOTAL: 317 m²
 EXCLUDED AREAS: GARAGE: 46 m², PATIO: 4 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

