

### 1/3 Bronte Place Urraween QLD

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This lovely, well-maintained home was completed in 2016 and is positioned on an elevated allotment to capture the prevailing sea breezes. This home also includes artificial turf and low-maintenance gardens, making it the perfect home base to return to between your nomadic travels.

This exceptional retreat has been designed around open living, allowing light and air to naturally fill this home with a flowing indoor/outdoor floor plan crafted for Hervey Bay's year-round temperate, subtropical climate.

Unit 1/3 Bronte Place, Urraween, features: -

- An elevated allotment with a well-maintained brick home (built 2016)
- Low-maintenance yard with artificial turf and established gardens
- Three 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 main bathroom includes a bath, shower and vanity, plus a separate toilet
- The kitchen features beautiful stone benchtops and a breakfast bar offering great preparation space, ample storage, and a pantry
- Quality appliances include an electric hot plate with rangehood, a wall oven, a microwave oven space, and a dishwasher, plus there is plumbing provision for refrigerators with water filters and ice makers
- A vast open-plan living and dining area off the kitchen, complete with reverse cycle split system air-conditioning
- A fantastic alfresco outdoor entertaining area under the main roof with roller shade blinds
- A single garage with 2pac epoxy flooring, a remote panel lift door and direct access into the home

- The laundry is located at the rear of the garage
- 3.5kw solar power system
- Rent appraisal \$580 - \$600 per week

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

Homes in this price point are always in high demand - 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.

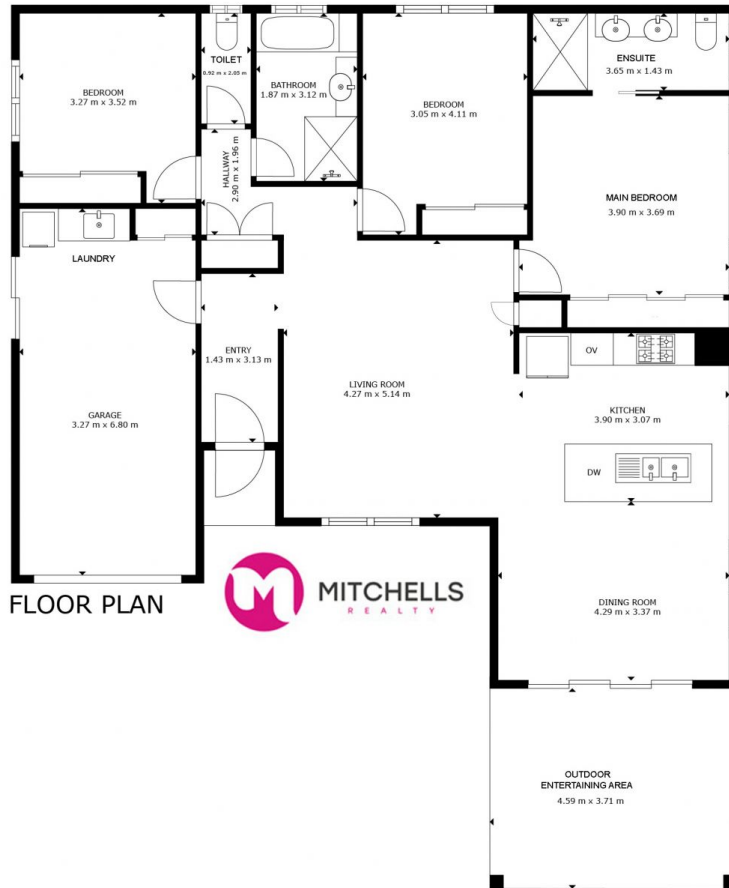
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**Price** : Offers From \$700,000-

**View** : <https://www.mitchellsrealty.com.au/property/13-bronte-place-urraween-qld/8679394>



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FLOOR PLAN



GROSS INTERNAL AREA  
 FLOOR PLAN: 115 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 21 m<sup>2</sup>, PATIO: 17 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

