

9 Woralie Way Urraween Qld

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This is the first time this much-loved, two-storey, brick family home has been offered for sale in more than 29 years.

Positioned high on the hill on a large 990m² allotment - 9 Worrallie Way, Urraween, offers panoramic sea views across Hervey Bay, along with the option of dual living, and there's even a lift to the front which could be reinstated.

This is where you will enjoy the lifestyle that comes with being only minutes from Hervey Bay's key amenities, including shopping centres, schools, TAFE, university, hospitals, golf courses, cafes, restaurants, the esplanade, and the beach.

9 Woralie Way, Urraween features: -

- An elevated 990m² allotment that captures the prevailing sea breezes and offers panoramic sea views across Hervey Bay
- A large two-storey brick family home offering the option for dual living, and has a lift that can be reinstated
- Five bedrooms across both levels, with two up and three downstairs
- The main bedroom includes a large walk-in wardrobe and an ensuite and offers direct access to the front verandah
- The downstairs bathroom includes a shower, a separate powder room, and a toilet
- The kitchen is huge with loads of bench and storage space, plus a large pantry
- Appliances include an electric hotplate with range hood, a wall oven and a dishwasher
- An open plan dining and living room with split system air-conditioning
- A large lounge room + separate family room + a separate sunroom

- An expansive front verandah offering panoramic sea views across Hervey Bay
- Two separate utility/multipurpose rooms on the ground floor
- An inground saltwater pebble-crete pool with spa bath surrounded by established tropical gardens
- A private courtyard to the rear of the home
- A single garage with a remote roller door plus a carport with a roller door
- Space to accommodate an RV, caravan, or boat
- A Solar power system and approx. 2500 litre rainwater tank

Homes offering these features and sea views in this location and price point are always in high demand - so don't miss this opportunity to secure this home before our marketing launch!

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

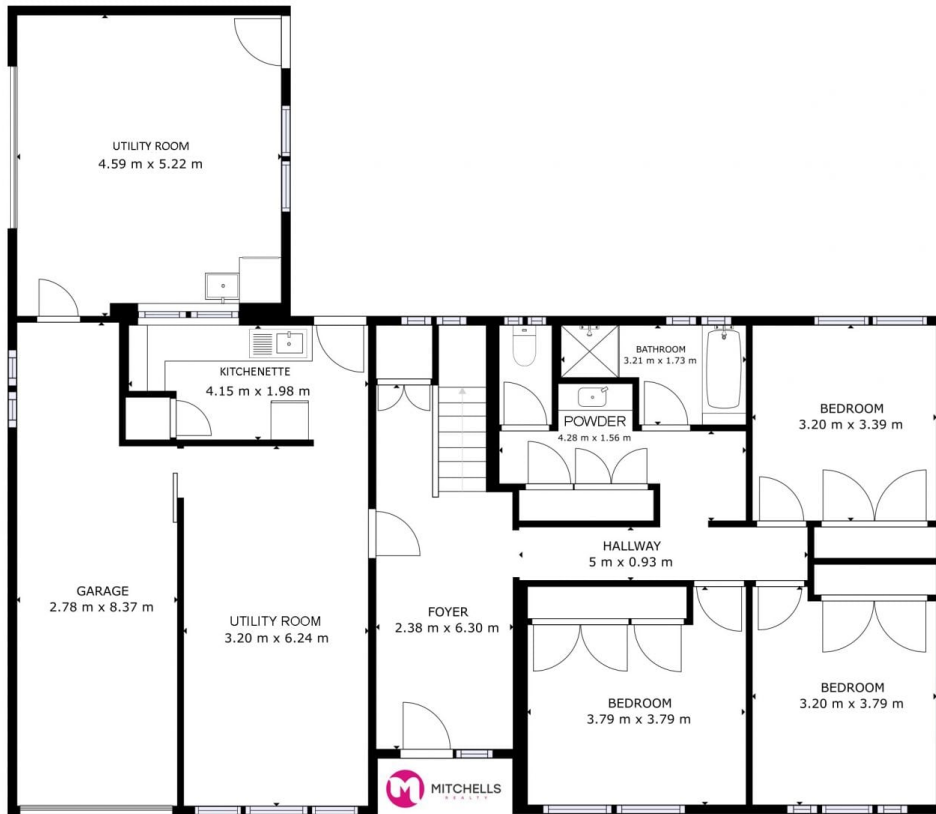
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

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Price : Offers From \$950,000
Land Size : 990 sqm
View : <https://www.mitchellsrealty.com.au/property/9-woralie-way-urraween-qld/8679554>

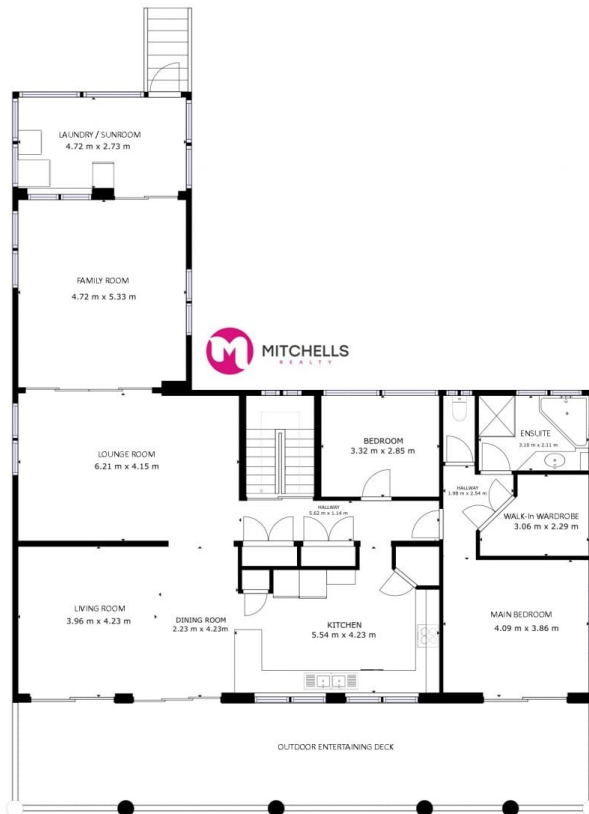


Scott & Katrina Mitchell
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FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 132.2 m², FLOOR 2: 161.53 m²
 EXCLUDED AREAS; GARAGE: 21.09 m², BALCONY: 48.95 m², SCREENED PORCH :12.87 m², DECK: 2.57 m²
 TOTAL: 293.73 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 132.2 m², FLOOR 2: 161.53 m²
 EXCLUDED AREAS; GARAGE: 21.09 m², BALCONY: 48.95 m², SCREENED PORCH :12.87 m², DECK: 2.57 m²
 TOTAL: 293.73 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

