

That's an error.

That's all we know.

















Sold



12 Brypat Cl, Burrum Heads



### PEACEFUL – PRIVATE – PERFECT LOCATION

Perfectly positioned on a 2,219m<sup>2</sup> allotment this picturesque property in its peaceful and private bush setting, and only a 6-7 minute drive to the beach, has everything you want to start living the tree/sea change that you have always dreamed of.

From the moment you enter the property through the roundabout driveway, past the mature trees and established gardens you feel relaxed and immediately at home.

This steel frame, brick home offers a timeless, classic look. The covered front veranda provides the perfect place to sit and relax and enjoy the beautiful gardens and bush surrounds, where visits from the local kangaroo families are a regular occurrence.

As you enter into the open plan living area you are immediately greeted by an abundance of natural light giving a warm and welcoming ambiance.

The well designed kitchen with gas stove, plenty of cupboard and benchtop space, large pantry and huge windows offering views of the backyard, is a home chef's dream.

The open plan dining and living area allows you to look straight out through the well placed windows at both the front and back of the property, letting you enjoy the stunning views while capturing the perfect Burrum breeze. Air-conditioning is also available in the open plan dining and living area for the rare occasions when there is no Burrum breeze.

The covered back verandah offers as equally stunning views as the front. The back verandah area provides a great space for BBQing and enjoying casual dining with family and friends.

And with your own spa set perfectly to take in views of the established gardens and surrounds, your only choice will be whether to open a bottle of red or white as the sun goes down.

Then there's the "Man Cave". The 7m x 7m x 3.2m powered shed provides plenty of room for all the toys and is also the perfect place for the home workshop or hobby space.

### PROPERTY FEATURES

- 2,219m<sup>2</sup> Allotment
- Steel Frame

3 1 2 2,192 m<sup>2</sup>

**Price** SOLD for \$675,000  
**Property Type** Residential  
**Property ID** 10512  
**Land Area** 2,192 m<sup>2</sup>

### AGENT DETAILS

Shane Laraghy - 0434 342 232

### OFFICE DETAILS

Hervey Bay and Burrum Heads  
1/3 Ivor Drive Burrum Heads, QLD,  
4659 Australia  
0434 342 232



- Spa
- Air Conditioned Living Area
- Air Conditioned Main Bedroom
- Picturesque Established Gardens
- Ceiling Fans throughout
- Plenty of Room for Motorhome, Caravan and Boat
- Plenty of Room for Pool
- 7m x 7m x 3.2m Powered Shed
- Roundabout Driveway
- 2 x Garden Sheds
- 6.6kw Solar System
- Gas Hot Water
- Internal Laundry
- 2 Way Bathroom off the Main Bedroom
- Separate Toilet
- 4 x 5,000 litre Water Tanks

Located only a 6-7 minute drive to the beach, boat ramps, tavern, bowls club, convenience store, butcher, bakery, petrol station, doctors and chemist you are close enough to everything while being able to escape to your own private oasis.

Burrum Heads is only a 25 minute drive to Hervey Bay which offers both public and private hospitals and major retail shopping centres along with airport facilities providing direct links to Brisbane and Sydney.

This impressive property will not last long. Call Shane today to book your private inspection on 0434 342 232.

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