



54 Riverview Dr, Burrum Heads



## LOCATION & LIFESTYLE - THE PERFECT SEACHANGE OPPORTUNITY

Blue Moon property is proud to present 54 Riverview Drive Burrum Heads to the market.

A premium address located a short stroll to the water, this property offers a coastal lifestyle that is second to none.

Situated on a generous 747m<sup>2</sup> flat block this appealing two storey residence offers a range of characteristics that will captivate your attention while offering unlimited possibilities.

Spread over two storeys, 54 Riverview Drive offers an array of desirable features including three bedrooms, three bathrooms, two living areas, balcony to the front and sides of the upper level, patio and private outdoor entertaining area, large double lock up garage and room for the boat and caravan (by raising the existing shade sail).

Downstairs you will find an open plan living/dining area with modern kitchen finished in crisp white cabinetry. Quality bamboo flooring downstairs continues the coastal vibe while the exposed timber beam adds to the properties unique coastal design elements. The strategic use of glass also allows natural light to fill the living areas providing a warm and welcoming ambience.

The large family/media room offers a dedicated space for Dad to watch the football with his mates. It could also be the perfect place to enjoy the

🚗 3 🏠 3 🚗 6 📏 747 m<sup>2</sup>

Price	\$795,000
Property Type	Residential
Property ID	10801
Land Area	747 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



latest blockbusters or a great area for the family to get together to play board games on a lazy Sunday afternoon.

The large undercover entertaining area has been designed around maximising the outdoor lifestyle. Whether you're savouring a morning coffee with the sunrise, relaxing with a glass of wine while sharing stories with family and friends, or cooking up a storm using the in built outdoor kitchen, this home provides an idyllic backdrop for creating lasting memories.

Downstairs you will also find the large block built double garage which is air conditioned and insulated. This space offers plenty of parking for two large cars with more room still available for the perfect hobby space or workshop.

With side access available, more parking is provided under the current, as new shade sail. By raising the current shade sail there is plenty of room to park the caravan or boat.

Upstairs you will find the air-conditioned master suite with ensuite and walk in robe, two guest bedrooms with built in robes and ceiling fans and an office/study area, the perfect work from home space.

The separate sitting room, also located upstairs, can be tailored to your individual lifestyle needs but, it may just become your favourite place to indulge in some "me time". With the addition of a comfy couch reading your favourite book while enjoying a cup of coffee may become a daily ritual.

#### WHAT YOU WILL FIND DOWNSTAIRS

- Kitchen
- Living /Dining Area with air conditioning
- Large Family/Media room
- Bathroom
- Internal Laundry
- Internal staircase
- Outdoor Undercover Entertainment Area with in built kitchen
- Side access
- Garden Shed/Tool Shed with power
- Water Tank
- Beautiful established gardens

#### WHAT YOU WILL FIND UPSTAIRS

- Master Bedroom with air conditioning, ceiling fan, walk-in robe and direct access to the balcony
- Ensuite
- Two guest bedrooms with ceiling fans and built in robes. Both guest bedrooms have direct access to the balcony
- Third Bathroom
- Sitting Room with direct access to the balcony
- Office/Study
- Full Length Side Balcony
- Balcony to the front and rear

## KEY PROPERTY FEATURES

- Downstairs is core filled block construction
- Upstairs is hardwood timber frame
- 6.5kw Solar System
- Solar Hot Water
- Carpet in all bedrooms
- Shade Sails on both sides of the Property
- Outdoor In Built Kitchen with Rotisserie BBQ (with water, drainage and electricity)
- Fully Insulated Ceilings
- Upstairs Balcony floor covered in Marine Carpet
- Aluminium Shutters fitted to front corner of Upstairs Balcony
- Beautiful mature Poinciana Tree in front yard is pruned by Ergon yearly. Ergon is willing to trim the Poinciana Tree down to a lower height if requested.

54 Riverview Drive Burrum Heads is conveniently located only a short distance from the Burrum Heads town centre where you will find all you need including a convenience store, butcher, bakery, petrol station, tavern, bowls club, petrol station, doctors and chemist.

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.

**Call Exclusive Marketing Agent Shane Laraghy today on 0434 342 232 to arrange a private viewing and make your sea change dream a reality.**

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*