



18 Louise Dr, Burrum Heads



## COASTAL LIVING AT ITS BEST

Blue Moon Property proudly presents 18 Louise Drive Burrum Heads to the market.

Perfectly positioned in the sought after Dolphin Waters Estate, this meticulously designed residence combines contemporary elegance with everyday functionality, offering an unparalleled lifestyle.

Within walking distance to the water, lakes and National Parkland and, offering plenty of room for the boat and caravan, 18 Louise Drive Burrum Heads offers a rare opportunity to have the best of everything.

Upon entering the residence, the standout features are immediately obvious. From the raked ceilings and open plan design to the quality fittings and fixtures every aspect of this home has been thoughtfully designed to maximise light, space and liveability.

The chef of the household will delight in the spacious kitchen. Finished in crisp white cabinetry with stone benchtops, electric cooktop and oven, dishwasher, island bench that doubles as a breakfast bar and generous cupboard and benchtop space, it really is the ideal space to create all you culinary masterpieces.

The air conditioned living area offers the perfect place to watch football with friends, enjoy movie nights or a great space for the family to play board games on a lazy Sunday afternoon.

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<b>Price</b>	\$849,000
<b>Property Type</b>	Residential
<b>Property ID</b>	10964
<b>Land Area</b>	790 m2

### 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



The separate media room provides the perfect place for unparalleled entertainment experiences. This space could also be transformed to a study, for quiet contemplation, a studio area suitable for work or leisure, or your very own home gym, providing a dedicated space for all your fitness pursuits.

The contemporary style, air conditioned master bedroom offers a modern ensuite, ceiling fan and walk-in wardrobe.

The three guest bedrooms come complete with ceiling fans and built-in robes, providing room for the whole family, or plenty of space for the grandkids to spread out while visiting

Walking out through the sliding doors into the undercover outdoor entertainment area you will find a great setting for family and friends to gather for casual alfresco dining. All you need to do is select your favourite play list on Spotify, chill the prosecco, toss a fresh salad together, marinate the meat and seafood and enjoy your own private oasis.

With coastal living comes the toys to enjoy it. The 8m x 6m shed with attached 9m x 6m x 3.4m carport offers plenty of room for all the toys while the 10m x 4m x 3.6m shadesail caraport provides dedicated parking for the motorhome, caravan or large boat.

#### WHAT WE LOVE

- 10m x 4m x 3.6m Shadesail Caraport
- 8m x 6m shed with attached 9m x 6m x 3.4m carport
- Double Remote Lock up garage with internal access
- 4 bedrooms
- 2 bathrooms
- Powder Room
- Racked Ceilings
- Air Conditioned
- Internal Laundry
- Ceiling Fans to all living areas and bedrooms
- 6kw solar system
- Electric Hot Water
- Under roof entertaining area with ceiling fan
- Bore water
- Irrigated Gardens
- Fully Fenced

Located within walking distance to the water, 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.

Embrace the coastal lifestyle you've always dreamed of – it's all here waiting for you at 18 Louise Drive Burrum Heads.

Call Shane today on 0434 342 232 to arrange your private inspection.

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