



3 Brypat Cl, Burrum Heads



## RENOVATE OR RENT – THE CHOICE IS YOURS

This lowset property is located in a peaceful and private bush setting and is only a 5 minute drive to the beach.

Although the home is in need of some love and attention, this property offers its new owners unlimited potential.

Set on a 2,152m<sup>2</sup> block with town water, 3.1kw solar system and a 7m x 14m shed and 7m x 7m carport the basics are already in place. The house does not have a final building certificate, so the buyer will need to attend to this at their cost.

Property inclusions:

- 4 bedrooms
- 2 bathrooms
- walk-in robe in master bedroom
- 2nd bedroom no built-ins but 3rd and 4th bedroom do have built-ins
- living/dining combo
- family room
- good size kitchen with gas stove/electric oven, dishwasher
- ceiling fans & air -conditioning
- separate toilet
- 7m x 14m shed + 7m x 7m carport

🏠 4 🛁 2 🚗 4 💎 2,152 m<sup>2</sup>

**Price** SOLD for \$430,000  
**Property Type** Residential  
**Property ID** 5145  
**Land Area** 2,152 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



- 3.1kw solar + electric hotwater
- fruit trees (limes, avocados)
- chicken pen
- 6ft fenced side and back
- entertainment area

If you are looking for a tree/sea change and are prepared to do a bit of work to make this your dream home call Shane today to book an inspection Ph 0434 342 232.

*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.*