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REALTY



### 39 Rosewood Ave Wondunna Qld

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This is the first time this inner suburban oasis has been offered for sale since being custom-built by Perry Homes in 2016. It is perfectly positioned on the large 2018m<sup>2</sup> fully serviced allotment, including sewage, in one of Hervey Bay's most popular suburbs of Wondunna and surrounded by other quality homes. This is where you will enjoy the lifestyle that comes with Hervey Bays' essential amenities, which are all nearby - including schools, sporting grounds, aquatic centres, shopping centres, hospitals, marina, esplanade, and the beach.

The scale and quality of this stunning home are immediately apparent upon entering; it truly is a statement of style. Flaunting an enviable, innovative design with high ceilings throughout crafted for year-round living and entertaining.

39 Rosewood Avenue, Wondunna, features: -

- A large, fully serviced 2018m<sup>2</sup> allotment - including town water, sewage and power
- A custom-built and well-maintained Perry Home, completed in 2016
- Ducted and zoned reverse-cycle air-conditioning throughout
- Four spacious bedrooms all with ceiling fans, built-in wardrobes and freshly laid new carpet
- The main bedroom includes a walk-in wardrobe and a lavish ensuite
- The bathroom features a shower, bath, vanity, and there is a separate toilet
- A wonderfully appointed kitchen, complete with stone benchtops, a large island preparation bench with a breakfast bar, and a butler's pantry with a sink
- Quality appliances include an electric cooktop with a rangehood, a wall oven, a dishwasher, and plumbing provisions in place for refrigerators with water filters and ice makers

- A vast open-plan living and dining area off the kitchen
- A fantastic North-facing alfresco outdoor entertaining area under the main roof
- A heated magnesium swimming pool, complete with a gazebo
- A separate media room
- A retreat or separate living area and a study nook
- The laundry is off the butler's pantry and offers direct access outside the clothesline
- An oversized double garage with a remote panel lift door
- Clear side access and ample space for large RVs, caravans, and boats
- A large 4-bay shed (approx.) 15 x 9 metres with a workshop space, car hoist and power connected and 3.1-metre clearance on the rolla doors and 3.4-metre clearance on the van/boat port
- A high-entry carport - ideal for a large caravan or boat
- 5KW (approx.) solar system and two 10,000L rainwater tanks

Homes of this calibre offering these features are always in high demand, so don't miss this opportunity!

Contact our team now to arrange your private inspection or video call walkthrough, as 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.

DISCLAIMER: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Mitchells Realty makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps, and images are representative only for marketing purposes.

**Price** : Under Contract Offers from \$1,150,000-  
**Land Size** : 2018 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/39-rosewood-ave-wondunna-qld/8081749>



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## FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR PLAN 207.9 m<sup>2</sup>  
EXCLUDED AREAS : GARAGE 44.3 m<sup>2</sup> PATIO 42.3 m<sup>2</sup> VERANDA 4.1 m<sup>2</sup>  
TOTAL : 207.9 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

