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REALTY



## 2 Tradewind Close River Heads Qld

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This wonderful character-filled home is perfectly positioned on a large and elevated 3397m<sup>2</sup> corner allotment offering the best panoramic sea views I have seen across Hervey Bay. You can see from Big Woody Island, across the Great Sandy Straits to K'gari - Fraser Island, back to Kingfisher Bay Resort and River Heads to the South!

Wake up every morning greeted by stunning sunrises with a cuppa and take in the sunsets from the expansive veranda that wraps around all four sides of this home, capturing the last light of each day across the Great Sandy Straits to the East, as well as the Susan and Mary Rivers to the West.

2 Tradewind Close, River Heads, features: -

- An elevated 3,397m<sup>2</sup> corner allotment offering panoramic sea views
- A quality custom-built and well-maintained home (Built approx.1995) designed to capture the stunning views to the East and West with beautiful timber floors upstairs
- Four spacious bedrooms split across the two levels, all with ceiling fans and built-in wardrobes
- The main bedroom includes a ceiling fan and a remote-controlled blind, split system air conditioning, a large walk-in wardrobe, and a lavish ensuite
- A bathroom upstairs with a separate powder room and toilet
- A third bathroom on the ground floor with floor-to-ceiling tiles, a bath, a shower, a vanity, and a separate toilet
- A timeless timber kitchen with a breakfast bar, loads of bench space, ample storage, and an integrated wall pantry
- Quality appliances include an electric hot plate with rangehood, a wall oven and a dishwasher, plus plumbing provision for refrigerators with ice makers and water filters

- A vast open-plan living and dining area with split system air-conditioning, high vaulted timber ceiling and exposed rafters, complimented by the beautiful polished hardwood floors
- An additional living area on the ground floor with split system reverse cycle air-conditioning
- A fabulous alfresco outdoor entertaining deck wraps around all four sides of the home to capture the panoramic views
- An additional outdoor living space downstairs below the deck
- A sparkling saltwater chlorinated in-ground swimming pool with a large shade umbrella
- The laundry is located on the ground floor and offers direct access outside to the clothesline
- An oversized double garage with a high entry 2.6-metre entry, seamless 2pac flooring and remote roller doors, plus drive-thru access to the back and direct internal access into the home
- An approx. 8kw solar power system and a large rainwater tank of approx. 22,000 litres ( 5000 Gal )
- Clear side access from Ocean Outlook to the massive shed, approximately 25m x 8m with high entry 3.1 and power connected, plus an awning to the side for accommodating larger caravans or boats

All that, and you have the convenience of being only minutes away from local convenience stores and a short drive to Hervey Bays' thriving CBD and essential amenities, including shopping centres, schools, hospitals, golf courses, cafés, restaurants, Esplanade, and the beach.

This is where you will enjoy the lifestyle that comes with being only minutes away from the River Heads boat ramp and Ferry services to world heritage-listed K'gari - Fraser Island. You can launch your boat and access the Great Sandy Straits and the Mary and Susan Rivers, a fishing, prawning and crabbing paradise.

Homes of this calibre with these features in this location are rare - so here is your opportunity!

Contact our team now to arrange your private inspection or video call walk-through - you will only be disappointed if you miss this one ?

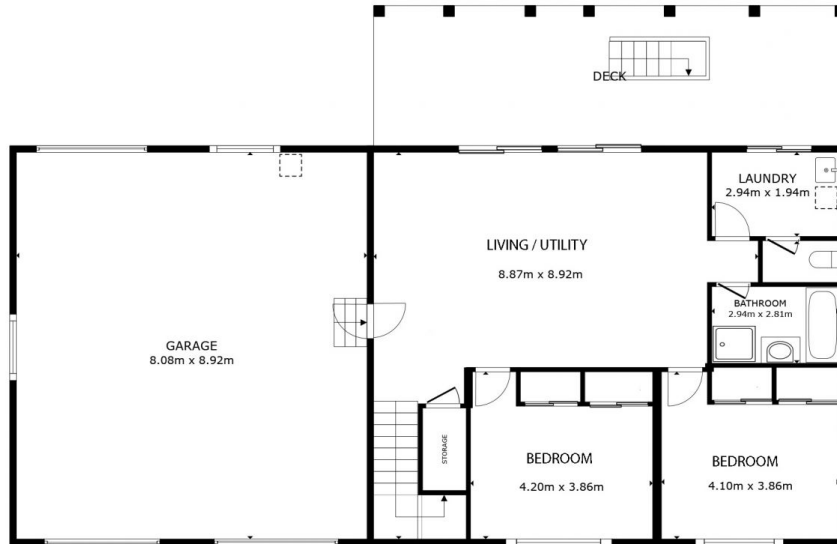
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

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** : Offers From \$1,300,000-  
**Land Size** : 3397 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/2-tradewind-close-river-heads-qld/8115435>



**Scott & Katrina Mitchell**  
**0428 484 499**



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 97.0 m<sup>2</sup> FLOOR 2 171.8 m<sup>2</sup>  
 EXCLUDED AREAS : GARAGE 72.1 m<sup>2</sup> BALCONY 119.6 m<sup>2</sup> VERANDA 59.0 m<sup>2</sup>  
 TOTAL : 268.8 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 97.0 m<sup>2</sup> FLOOR 2 171.8 m<sup>2</sup>  
 EXCLUDED AREAS : GARAGE 72.1 m<sup>2</sup> BALCONY 119.6 m<sup>2</sup> VERANDA 59.0 m<sup>2</sup>  
 TOTAL : 268.8 m<sup>2</sup>  
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