



**MITCHELLS**  
REALTY



**48 Pulgul Street URANGAN QLD**

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Retreat from the world to your private sanctuary set on a unique elevated and 3307m2 allotment - that's just over three-quarters of an acre in the old scale positioned in the highly sought-after "blue Chip- location of Urangan, easy walking distance to the popular "Bakers Room- bakery, Dayman Park, Waterfront Restaurant and aquarium, beach, Hervey Bay Boat Club and Marina, cafés, restaurants and iconic Urangan pier.

Quality craftsmanship is evident when you walk into the vast open-plan living and dining area with those beautiful hardwood floors, high timber ceilings with exposed beams, hand-crafted Ornamented poles and ducted and split system air conditioning.

48 Pulgul St Urangan features: -

- Unique 3307m2 hidden allotment within walking distance to the marina and beach
- Craftsman built a two-storey pole home with beautiful hardwood floors, high raked ceiling and exposed beams
- Ducted air conditioning across the upstairs living areas and bedrooms
- Four spacious bedrooms upstairs with ceiling fans, ducted air conditioning and built-in wardrobes
- The main bedroom includes a new lavish ensuite with floor-to-ceiling tiles, a luxurious bath, vanity, shower and toilet
- A new bathroom upstairs with floor-to-ceiling tiles, a shower, vanity and toilet
- A fifth bedroom on the ground floor with split system air conditioning and new ensuite
- The main bathroom is located upstairs and has again been beautifully refurbished with floor-to-ceiling tiles, a shower, a vanity and a toilet
- A large multi-purpose room that will suit a range of applications, including a home office

- A vast open-plan living and dining area with beautiful hardwood floors, high timber ceilings with exposed beams, hand-crafted Ornamented poles and both ducted and split system air conditioning
- A stunning new, highly functional kitchen featuring beautiful stone benchtops, loads of storage space and a pantry
- Quality appliances include a 6-burner gas cooktop with rangehood, convection, pyrolytic wall oven plus air fryer and easy steam bake oven
- An expansive outdoor entertaining deck wraps around three sides of this home
- Still, under the main roof, you have a second outdoor entertaining area downstairs with a new outdoor kitchen with beautiful timber benchtops, a large sink and a dishwasher
- A new laundry is positioned on the ground floor and includes loads of bench and storage space, plus offers direct access outside to the clothesline
- An open carport space under the main home to accommodate several vehicles
- A fantastic 17.5 mtr x 9 mtr three bay shed with 2.7mtr high entry doors, workshop and 3 phase power connected
- Loads of space to accommodate large caravans and boats - or add more shedding and a pool if desired
- A large 10 kw solar power system and mains water filtration system
- There is also an automatic watering system for the low maintenance grounds and gardens fed by approx. 15,000 litre of rainwater storage
- This property also offers development opportunities - subject to council and local authority approvals

Properties offering these features in such a unique and idyllic location are rare - so don't miss this 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.

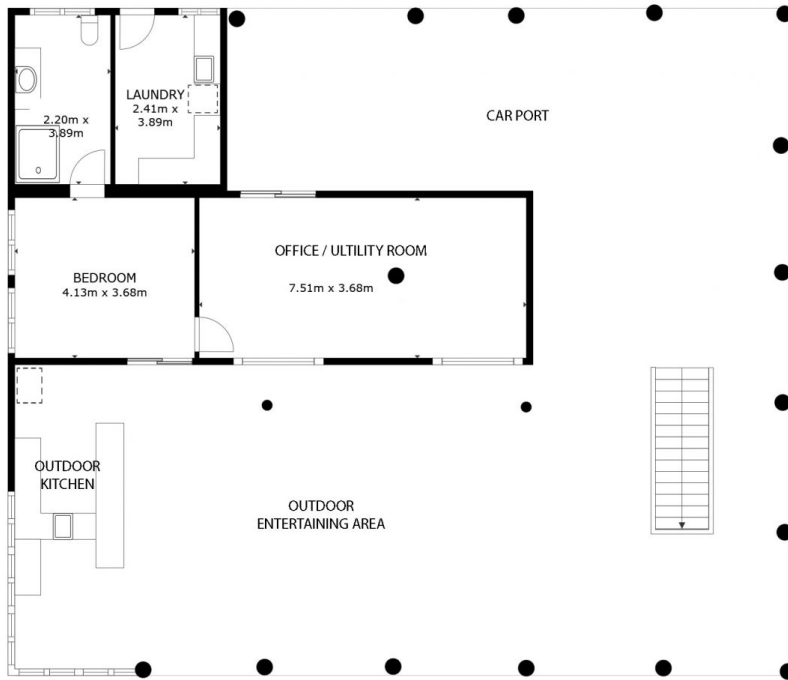
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**Price** : Offers From \$1,500,000-  
**Land Size** : 3307 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/48-pulgul-street-urangan-qld/8131155>



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

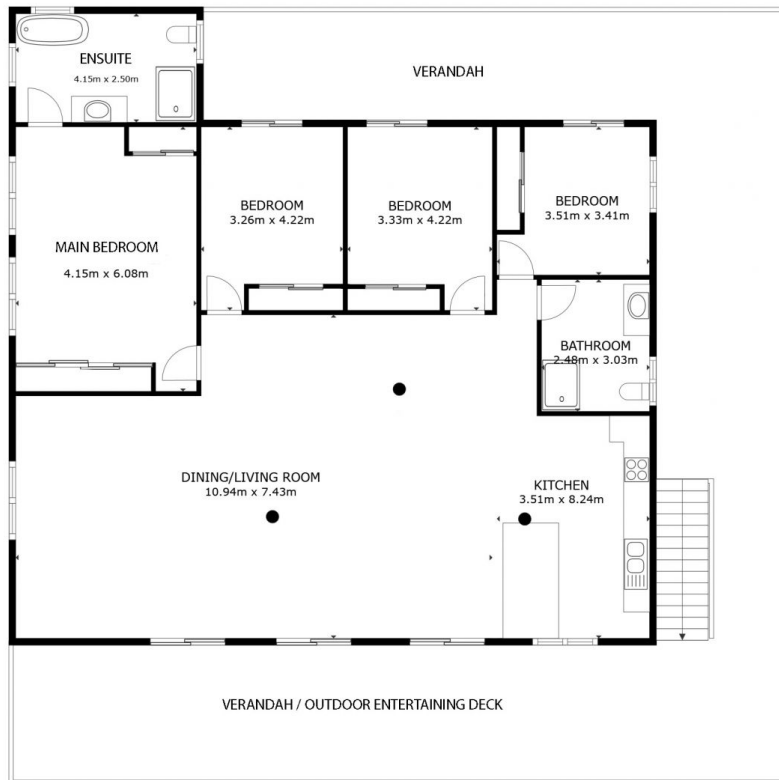
GROUND FLOOR



GROSS INTERNAL AREA  
FLOOR 1 63.0 m<sup>2</sup> FLOOR 2 181.8 m<sup>2</sup>  
EXCLUDED AREAS : PATIO 197.8 m<sup>2</sup> BALCONY 123.7 m<sup>2</sup>  
TOTAL : 244.8 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



TOP FLOOR



GROSS INTERNAL AREA  
FLOOR 1 63.0 m<sup>2</sup> FLOOR 2 181.8 m<sup>2</sup>  
EXCLUDED AREAS : PATIO 197.8 m<sup>2</sup> BALCONY 123.7 m<sup>2</sup>  
TOTAL : 244.8 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

