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REALTY



### 33 Merlin Drive Urangan QLD

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This quality brick and tile home has been well-maintained and tastefully refurbished with recent improvements, including some fresh painting, new carpet, window coverings and new toilets. You will note it has been thoughtfully positioned on a 601m2 allotment, allowing clear side access to the 6 x 6 metre shed to the rear.

Located in the highly sought-after bay-side location of Urangan, this is where you will enjoy the lifestyle of living in such an idyllic location within walking distance of a dog-friendly beach, marina and the Hervey Bay Boat Club. You also have the convenience of having essential amenities nearby, including the Urangan Central shopping centre, Aldi, Golden Chicken and other fast-food outlets, Botanic gardens, esplanade, Bayswater Hotel, cafes, restaurants, beach and the iconic Urangan Pier.

33 Merlin Drive, Urangan, features: -

- A 601m2 allotment with a quality brick and tile home (built mid-to-late 90's)
- Four spacious bedrooms, all with ceiling fans, brand-new laid carpet, and built-in wardrobes
- The main bedroom includes split system air conditioning and an ensuite with a new toilet
- The bathroom includes a bath, shower and vanity, plus a new separate toilet
- The timeless timber kitchen features ample bench and storage space, plus a pantry
- Appliances include an electric stove and rangehood
- A vast open-plan living and dining area with a ceiling fan and vinyl plank flooring
- The laundry offers direct access outside to the clothesline
- A single garage with a remote door and direct internal access into the home

- An expansive alfresco outdoor entertainment area overlooking the private backyard
- Clear side access to the approx. 6m x 6m single bay shed with power connected
- Low-maintenance established gardens
- Space to add a pool and accommodate a large caravan, RV, or boat
- Rent appraisal of \$580 - \$600 per week

Astute investors will know it is always about - location, location, location - Hervey Bay is still experiencing a tight rental vacancy rate, and this sound home would make an ideal investment property. First-home buyers looking to purchase in an established area with solid growth potential and room to add further value should also take note.

Homes at this price point are always in high demand, so don't miss this opportunity!

Contact our team now to arrange your private inspection or video call walkthrough; you will only be disappointed if you miss this one ?.

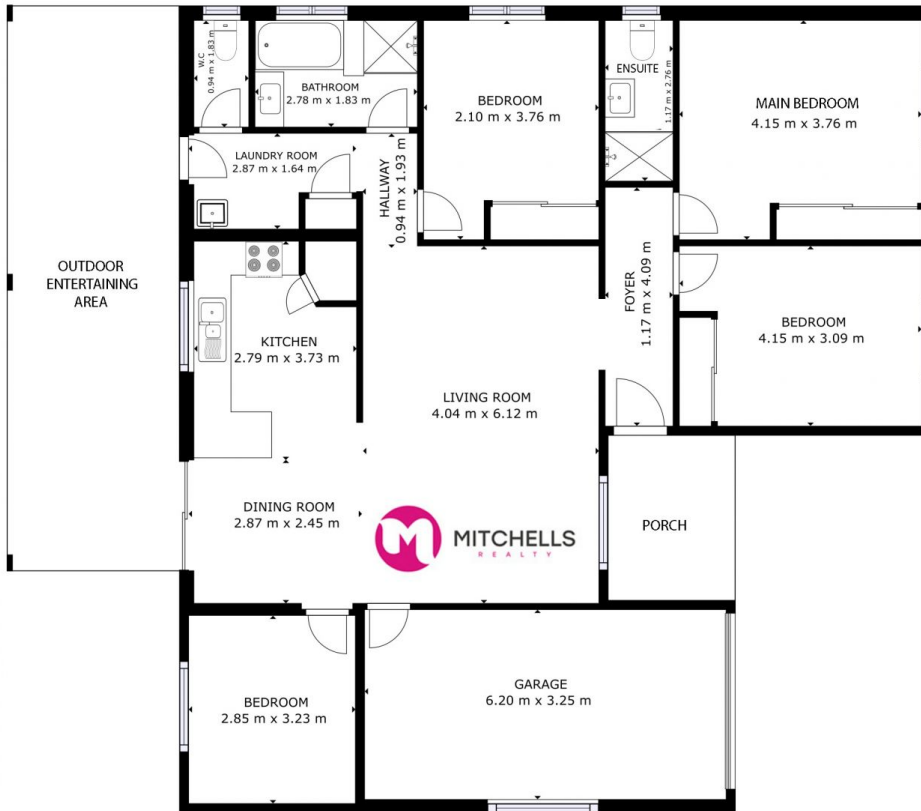
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

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**Price** : Offers from \$675,000-  
**Land Size** : 601 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/33-merlin-drive-urangan-qld/8138215>



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



GROSS INTERNAL AREA  
 FLOOR 1: 119.28 m<sup>2</sup>  
 EXCLUDED AREAS: PATIO: 28.57 m<sup>2</sup>, GARAGE: 20.29 m<sup>2</sup>, PORCH: 6.15 m<sup>2</sup>  
 TOTAL: 119.28 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

