



MITCHELLS
REALTY



61 Bradman Way Urangan QLD

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Hervey Bay is still one of the fastest-growing regions in Queensland, and our rental vacancy rates are still very tight. This home will make a solid investment and has great tenants in place.

Completed in 2017 and perfectly presented on a low-maintenance 477m² allotment, this home is only minutes away from Hervey Bay's essential amenities, including Urangan Central Shopping Centre, Airport Precinct shopping centre, sporting grounds, aquatic centre, medical centres, Marina, Hervey Bay Boat Club, beaches, and the iconic Urangan Pier all only a short drive away.

61 Bradman Way, Urangan, features: -

- A low-maintenance 477m² allotment in one of Hervey Bays' most popular suburbs
- A stylish, modern and well-maintained home, completed in 2017
- Four spacious bedrooms, all with ceiling fans and built-in wardrobes
- The main bedroom includes split system air conditioning, a walk-in wardrobe and an ensuite
- The bathroom includes a bath, shower and vanity, plus a separate toilet
- The kitchen features stone benchtops, ample storage and a pantry
- Appliances include a 4-burner gas cooktop with a rangehood, an oven, and a dishwasher
- An open-plan dining and living area with reverse cycle split system air-conditioning
- A separate media room
- A North-facing alfresco outdoor entertaining area
- A double garage with a remote panel lift door and direct internal access into the home

- The laundry is located at the rear of the garage and offers direct access outside to the clothesline
- Great tenants in place, currently paying \$550 per week

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.

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.

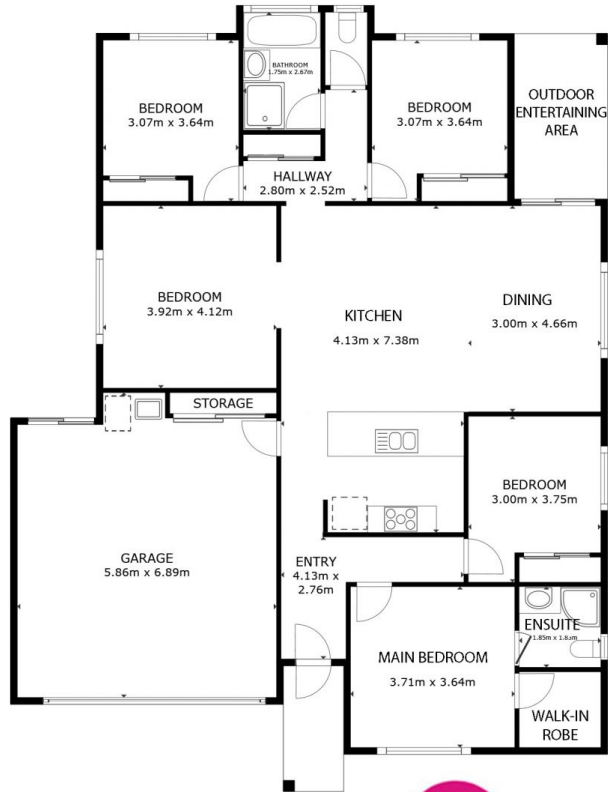
Price : Offers From \$600,000-

Land Size : 477 sqm

View : <https://www.mitchellsrealty.com.au/property/61-bradman-way-urangan-qld/8155635>



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FLOOR PLAN



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GROSS INTERNAL AREA
 FLOOR PLAN 140.4 m²
 EXCLUDED AREAS : GARAGE 37.5 m² PATIO 7.9 m² VERANDA 3.9 m²
 TOTAL : 140.4 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

