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REALTY



### 78 Birrabeen Avenue Pialba QLD

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We are NOT testing the market?the owner has a contract on another home and is calling for an immediate sale!

This lovely home is located in the popular bayside suburb of Pialba, where you will enjoy the lifestyle and convenience that come with being only minutes away from Hervey Bays' essential amenities, including Pialba Place and Stockland shopping centres, Bunnings, the Hervey Bay RSL club, golf course, the esplanade, and beach.

This well-maintained brick home was built in 1998 and is perfectly positioned on a spacious 705m2 allotment backing onto Pioneer Park - ideal for those with pets and makes a perfect space to walk and play.

78 Birrabeen Ave Pialba features: -

- A low maintenance 705m2 allotment backing onto parklands
- A well-maintained and tastefully refurbished brick home (built in 1998)
- Ducted and zoned reverse cycle air-conditioning throughout for year-round comfort
- Three spacious bedrooms with ceiling fans, ducted air-conditioning, and built-in wardrobes
- The main bedroom includes new hybrid timber flooring, ducted air-conditioning, a built-in wardrobe, and an ensuite
- A new bathroom featuring beautiful floor-to-ceiling tiles, a classic clawfoot bath, a shower and a toilet
- A new modern kitchen with lovely stone benchtops, loads of storage draws and a pantry
- Quality appliances include an electric hot plate with a rangehood, a wall oven, and a dishwasher
- A vast open-plan dining area and living area separate living area
- A separate living area which could also be used as a home office or study area off the entry

- An expansive covered North facing alfresco outdoor entertainment area and deck
- A sparkling in-ground swimming pool with lighting surrounded by established tropical gardens
- The laundry offers direct outdoor access to the clothesline
- The single garage has been converted into two utility rooms - one is used as a home office and the other as an arts and crafts room with split system air-conditioning
- A single covered car port to the front of the garage
- Clear side access to a high-entry carport - perfect for a large caravan or boat
- Approx 3.5kw solar power system and solar hot water
- Raised vegetable garden beds and lush established tropical gardens

Homes offering these features in this price range and location are always in high demand!

Contact our team NOW to arrange your private inspection or a Facetime 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 complete 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 \$725,000-  
**Land Size** : 705 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/78-birrabeen-avenue-pialba-qld/8160581>



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