






6 Cordelia Court Urangan QLD

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This charming high-set home has been tastefully refurbished throughout and is perfectly positioned on a large 719m² allotment in a quiet court backing onto parkland with clear side access, making it ideal for those needing to accommodate a large caravan or boat.

Astute investors will know it is always about - location, location, location - Hervey Bay is still experiencing a tight rental vacancy rate and is one of the fastest-growing regions in Queensland and this sound home would make an ideal investment property.

6 Cordelia Court, Urangan, features: -

- A large 719m² allotment located in a quiet court and backing onto parkland
- A charming high-set home (Built approx. 1980) with beautiful hardwood flooring and tastefully refurbished throughout
- Two bedrooms upstairs, both with hardwood floors, ceiling fans, air-conditioning and built-in wardrobes
- An additional sleepout upstairs, which can make up a third bedroom when needed, with direct access to the outdoor entertainment deck
- A handy study nook or media station
- The large bathroom includes a vanity, bath, shower, plus a separate toilet
- The galley-style kitchen features an electric stove and ample bench and storage space, plus a pantry and provision for a servery to the outdoor entertaining deck
- An open-plan living and dining area with hardwood floors and split-system reverse-cycle air-conditioning and opening out to the expansive outdoor entertaining deck

- A second covered outdoor area downstairs overlooking the private backyard and parkland
- A large laundry area with loads of storage space and direct outdoor access to the clothesline
- An additional large and fully lined utility or multi-purpose room downstairs with legal height, offering the opportunity for extra accommodation
- Vehicle accommodation includes a double garage with a remote door under the home, which is open to the rear and offers drive-through access
- Clear side access to the 7m x 6.5m double bay shed with power connected, a workbench, and fixed shelving
- Ample space to accommodate a large caravan or boat, or add a pool if desired
- Established and low-maintenance gardens.

This is where you will enjoy the lifestyle of such an idyllic location within walking distance of the Hervey Bay Boat Club and Marina precinct, where you have a selection of cafes and restaurants to enjoy. You also have the convenience of having essential amenities nearby, including the Urangan Central shopping centre, Aldi, fast-food outlets, Botanic gardens, esplanade, Bayswater Hotel, cafes, restaurants, beach and the iconic Urangan Pier.

Homes offering these features in Urangan 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 ?.

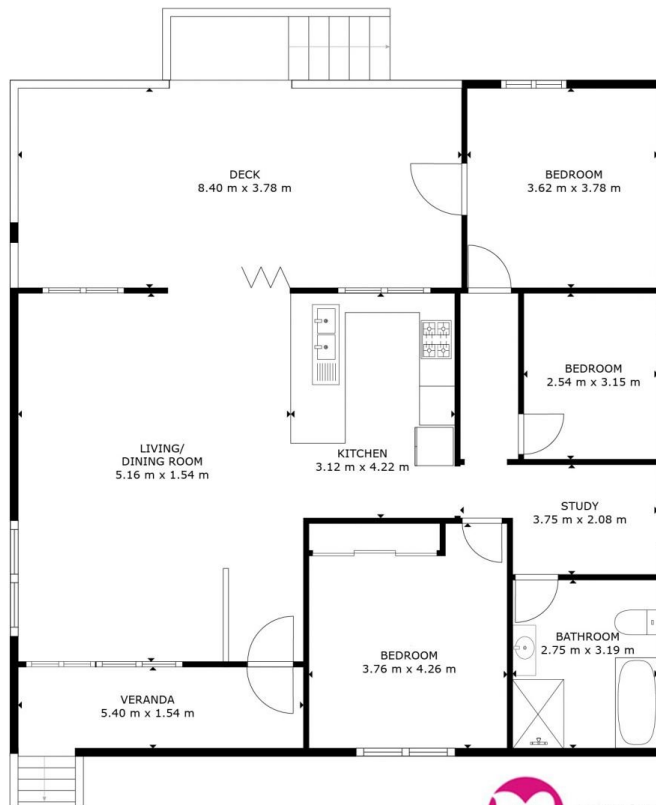
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

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Price : Offers From \$750,000-
Land Size : 719 sqm
View : <https://www.mitchellsrealty.com.au/property/6-cordelia-court-urangan-qld/8168007>

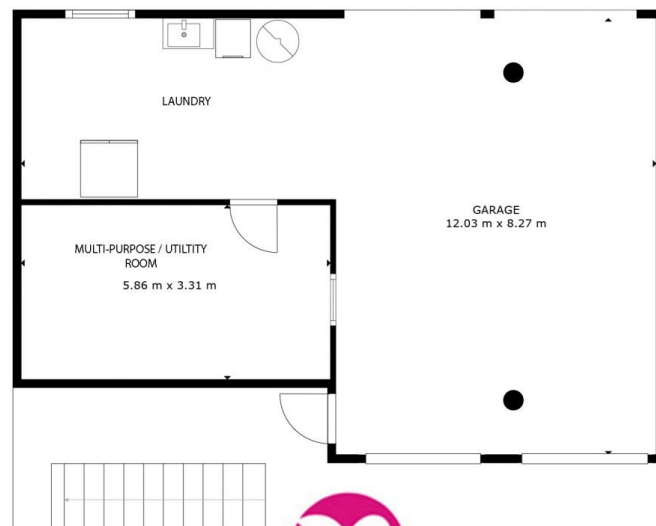


Scott & Katrina Mitchell
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FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 19 m², FLOOR 2: 108 m²
 TOTAL: 127 m²
 EXCLUDED AREAS: GARAGE: 70 m², DECK: 32 m²
 VERANDA: 8 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 19 m², FLOOR 2: 108 m²
 TOTAL: 127 m²
 EXCLUDED AREAS: GARAGE: 70 m², DECK: 32 m²
 VERANDA: 8 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

