

# 11 Trill Ct, Urangan, QLD, 4655



## House For Sale

Tuesday, 31 December 2024

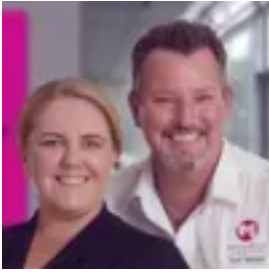
11 Trill Ct, Urangan, QLD, 4655

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Scott Mitchell

## Beat The Competition Before Our New Marketing Launch !

This well-maintained home was completed in 2008 and has been tastefully refurbished over time. It is perfectly positioned on a low-maintenance 660m<sup>2</sup> allotment, allowing clear side access and space to accommodate a large RV, caravan or boat.

Located in one of Hervey Bay's most sought-after suburbs of Urangan, this is where you will enjoy the lifestyle of having 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.

11 Trill Court, Urangan, features: -

- A 660m<sup>2</sup> offering clear side access and space for RVs, caravans and boats
- A modern, well-maintained and refurbished brick and tile home (built in 2008)
- 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 with a bidet
- The bathroom includes a bath, shower and vanity, plus a separate toilet
- The kitchen has been refurbished and includes soft close cabinetry and a pantry
- Appliances include a 5-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 lounge or media room
- An expansive outdoor entertaining area with insect screens and shade blinds
- The laundry offers direct access outside to the clothesline
- A double garage with a remote panel lift door and direct internal access into the home
- Clear side access to the approx. 6 x 4 metre shed with power connected including 15amp
- A 6.5Kw solar power system
- Rent appraisal \$630- \$650 per week
- NOTE - Pictures are from the previous marketing campaign - but still accurately represent the home today

Homes offering these features 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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