



**13 Cockatiel Court, Dundowran Beach**



QUALITY BUILT 54 SQM SEPARATE GUEST ANNEXE WITH A 15 SQM PATIO, DOUBLE CARPORT + LARGE, APPROX 325 SQM HOME, 72.7 METRE WATER BOUNDARY, 2 DOUBLE SHEDS

\* UNDER CONTRACT IN 291 DAYS \*

22 SOLAR PANELS, BOAT PORT, FLY SCREEN ENCLOSED ALFRESCO AND BAR.

QUIET CUL DE SAC, SEPARATE DRIVEWAY TO THE ANNEXE, WALK TO THE BEACH.

The property was constructed in 2007 by Coral Homes and the guest annexe in June 2009 by Mick Jurs an individual builder on a land size of 2010 sqm with a 72.7 metre lagoon rear boundary.

This is now a unique opportunity to secure something special especially if you have an elderly relative looking to live with you.

The position of the guest annexe allows the individual to continue with their independent lives, yet only a short distance from the family.

Annexe options, subject to any approvals:

- \* Guest or relative annexe
- \* Work from home
- \* Hobby room

5 Beds 3 Bathrooms 10 Car Spaces 2,010 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	532
<b>Land Area</b>	2,010 m <sup>2</sup>
<b>Floor Area</b>	380.89 m <sup>2</sup>

#### AGENT DETAILS

Tony Stephens - 041 66 99 000

#### OFFICE DETAILS

Peregian Real Estate  
041 66 99 000



- \* Air B & B
- \* Rental

#### Guest Annexe:

- \* Bedroom overlooking lagoon
- \* Living room, A/C
- \* Kitchenette with dishwasher
- \* Two way shower room
- \* Laundry
- \* Outdoor patio
- \* Double carport

#### Main Home:

The family home is approximately 35 squares or 325 sqm under roof and is presented in immaculate order throughout.

The fifth bedroom is currently an open office with a built in robe and would require double doors for privacy if used as a bedroom.

There is a large expanse of living zones, lounge, family, dining and a rumpus area.

The central kitchen and breakfast bar is an excellent size and ideally positioned to allow all family members to be involved in day to day activities.

#### Benefits:

- \* 325 sqm Family Home
- \* 54 sqm Guest Annexe
- \* Double Garage, Internal Access
- \* Double Carport
- \* Double 9 x 6 Shed, Light & Power
- \* Double 9 x 6 Shed, 3.140 M High Doors, Light & Power
- \* Single Boat Port
- \* Narellan Swimming Pool
- \* 22 Solar Panels, Possibly a 3kW System, Please Check
- \* (14 Panels Main House and 8 Guest Annexe)
- \* Ducted Vacuum System
- \* Air Conditioning
- \* Ceiling Fans
- \* Security Screens
- \* New Westinghouse Electric Oven
- \* New Dishwasher
- \* Blanco Gas Cooktop
- \* Electric Hot Water
- \* Large Fly Screen Enclosed Covered Alfresco Entertainment
- \* 72.7 Metre Lagoon Rear Open Boundary
- \* Adjoining Natural Reserve
- \* New Septic System in 2010
- \* 5,000 Litre Rainwater Tank
- \* Lagoon Water Pump
- \* Wooden Deck Entertainment Area
- \* Landscaped Gardens
- \* Long Concrete Driveway

\* Colourbond Privacy Fence

An Internal Viewing is Highly Recommended to Appreciate This Individual Spacious Family Home.

Recent Sales:

12 Cockatiel Court Dundowran Beach  
Sold in May, 2017 for \$ not settled

31 Blue Lagoon Way Dundowran Beach  
Sold on 31st May, 2017 for \$ not settled

6 Blue Lagoon Way, Dundowran Beach  
Sold on 21 Mar 2017 for \$745,000

1-3 Arkarra Court, Dundowran Beach  
Sold on 02 Feb 2017 for \$775,000

66-68 Sempfs Road, Dundowran Beach  
Sold on 14 Nov 2016 for \$730,000

Local Area:

Dundowran Beach is one of the only places in Queensland where the Coast Faces North for you to Enjoy the Sunrise from Hervey Bay and the Sunset over Burrum Heads

Dundowran Beach is one of the Most Exclusive Addresses on the Queensland Coast and is only a Short Flight Away to Lady Elliott Island which is at the Southern Tip of the Great Barrier Reef.

Hervey Bay is 4 hours Drive North from Brisbane and about 40km north East of Maryborough. Often called the Gateway to the World Heritage listed Fraser Island and the Great Sandy Straits Marine Park.

Hervey Bay with its Newly Upgraded Airport is now only a 90 minute flight from Sydney, and 45 minutes from Brisbane. (30 minute drive to Dundowran Beach)

Central Hervey Bay is about 10 minutes by Car.  
Local shopping is available on Pialba Burrum Heads Road.

The Properties at Dundowran Beach front a Wide Sweep of the Beautiful Coast, Nestled between Burrum Heads and the World Renowned Fraser Island They Consist of Peaceful Park Residential Sub-Divisions with Ocean, Lagoon Side, Rainforest, Parkside, and Beachfront Views.

The Water Ways around the Bay are Legendary for their Fishing Qualities, Protected Calm Waters and Abundance of Wildlife including Scores of Dolphins and Turtles.

The Great Sandy Straits Marine Park Extends from the North End of Rainbow Beach to Bundaberg and is one of Australia's Most Protected and Scenic Waterways.

Age: House 2007, Annexe 2009

Land Size: 2010 Sqm

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*