



**8 Coongul Court, Urraween**

Marketed by

**Kristy Wright**

**0499 994 426**





## 8 Coongul Court, Urraween

3  2  3 

### Home sweet home

1005 m<sup>2</sup>

This 3 bedroom brick home oozes comfort and charm. Located in a quiet court in one of Hervey Bays premium suburbs, you can fully embrace a quiet pace of life whilst living only minutes from town.

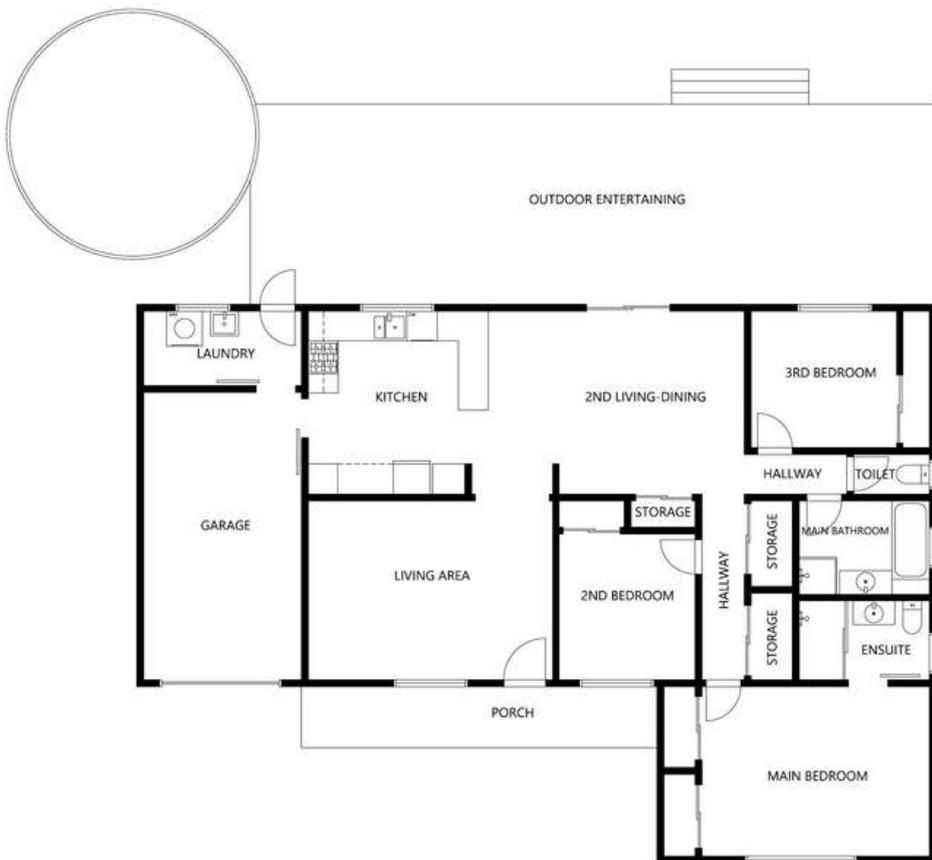
The fully fenced 1005m<sup>2</sup> block is complete with side access so plenty of room for the toys. Surrounded by established gardens, including veggie gardens and a home for the chickens, you feel a sense of privacy and serenity.

If you are looking at investing - then look no further. With fantastic long term tenants, you can get instant rental income whilst having future income potential by adding a granny flat or swimming pool.

Featuring:

- \*3 bedrooms all with built ins and ceiling fans
- \* Main bedroom with ensuite
- \* Functional kitchen with dishwasher
- \* Separate living and dining room
- \* Air conditioner
- \* Solar hot water system
- \* Veggie gardens
- \* Single lockup garage
- \* Additional double bay garage
- \* 1005m<sup>2</sup> block
- \* Side access
- \* Tenants in lease until July 2022.

Whether investing or looking for your new home, this property is sure to tick a lot of boxes.



# Meet your agent

Kristy has a dynamic approach to real estate. With a strong focus on client satisfaction, Kristy and the team work tirelessly to provide clients with a one stop solution to their property needs. Whether you are a buyer or seller, we have the solutions to assist you to realise your real estate dreams.

We look forward to welcoming you to our One Agency family!

## Where to next?

If you would like to make an offer on this property, the following details would be required for your agent to prepare the offer contract.

1. Full names of all persons buying
2. Residential address of each party
3. Solicitor details
4. Offer amount to purchase
5. Deposit amount
6. Do you require finance?
7. Do you need to sell a property first?
8. Do you want a building inspection?
9. Anything else you wanted to include?
10. Settlement - 30, 45 , 60 days from contract date?

If this is not the home for you, our team would be delighted to assist you to find your next home. Talk to us today!

**Kristy Wright**  
**0499 994 426**

