



## Pool !!- Excellent Family Home in Great Location !

You dont see an opportunity like this come along every day!!

### The Location

Locals of Hervey Bay will already understand what a highly sought after position this amazing property is in and for everyone else outside of the region here is a small insight into what Kawungan Hervey Bay has to offer:

Kawungan Hervey Bay is a quick 45-minute flight from Brisbane, or a pleasing three-and-a-half-hour drive along the Queensland coast. Kawungan is a very tidy 5.7 square kilometres, it has 14 parks covering nearly 3.2% of total area which helps maintain that beautiful coastal ambience!

### The Buyer

This property will suit the owner occupier looking to live the easy lifestyle close to everything yet keep their privacy.

Or

It will certainly suit the astute investor with current return of \$625 per week due to renew. It's been lucrative for the current owners and would continue to serve the new investor well. The property is set to have the ROI increased yet again in this forward moving market. If you have been seeking a low maintenance investment with high

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	251
<b>Land Area</b>	1,135 m2

### Agent Details

Chai Sainsbury - 07 4128 1838

### Office Details

Hervey Bay  
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returns in a highly desirable location, do not delay. The growth in the region for rentals has hit record numbers with the median price growth of units at 11.7% which shows the resilience within a regional market currently with an undersupply giving strength, confidence, and security to the investor. Now is an ideal time to transact in Hervey Bay.

### The Home

Situated in a secluded cul-de-sac you will find this magnificent family home behind automatic security gates and set far from the road offering maximum privacy.

Enjoy the entertaining lifestyle from your private 5.6 x 8 meter covered rear patio overlooking the beautiful 5.4 x 10.4-meter sparkling inground pool and level back yard/garden.

Within the secure yard you will find a 3.0m high 7.7 x 9.1-meter double garage including carport (currently enclosed for storage purposes)

Heading Inside your new home you will be extremely impressed with the very inviting layout ideal for any occasion. The air-conditioned formal lounge/ dining leads into the two-way kitchen and open plan dining / family room which then spills out onto that amazing patio.

Four bedrooms the master with en-suite, air conditioning and robe located at the opposite side of the property to the 3 remaining bedrooms that all contain built in robes, ceiling fans with light combos and down lights as well. Fresh paint updated flooring throughout, manicured yards this property is not going to disappoint and is yours for the taking so do not delay or you may miss this golden opportunity of living in paradise.

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