






6/19 Hervey Street Scarness Qld

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Don't miss this opportunity to secure your paradise in one of Hervey Bays' most popular seaside suburbs of Scarness. This well-maintained-story townhouse is in the boutique "Aquaie Court- complex, built around 1990, and only includes seven units.

This is where you will enjoy the lifestyle of living in this idyllic location. It is easy walking distance to the Scarness Beach shopping precinct, Beach House Hotel, Enzo's on The Beach, and a selection of other cafes and restaurants along the beautifully landscaped esplanade and foreshore.

Unit 6/19 Hervey Street, Scarness, features: -

- A lovely two-story townhouse in a boutique complex of only seven units
- High ceilings across both levels
- A spacious bedroom on the ground floor, with a ceiling fan and built-in wardrobe
- A two-way bathroom with a clawfoot bath, shower, vanity, and toilet on the ground floor
- The main bedroom is located upstairs and features high ceilings, a ceiling fan, two built-in wardrobes and an ensuite with a shower, vanity, and toilet
- The kitchen features ample bench and storage space
- Appliances include an electric stove with a rangehood and plumbing provision for a dishwasher if desired
- An open-plan living and dining area with high-raked ceilings, a ceiling fan, and timber laminate flooring
- A private North-facing balcony
- A secure single garage with a remote door

- The laundry is located in the garage with direct access to the clothesline
- Rent appraisal \$420 - \$430 per week
- Modest body corporate rate of approx.\$2947.20 with discounts per year

This townhouse will be ideal for those looking to downsize and enjoy the lifestyle that Hervey Bay has to offer. Investors will note Hervey Bays' tight rental vacancy rate, and this property would make a solid investment in one of Queensland's fast-growing regional markets.

Properties at this price point are in high demand - so here is your opportunity!

Contact our team now to arrange your private inspection or video call walk-through - you will only be disappointed if you miss this one...

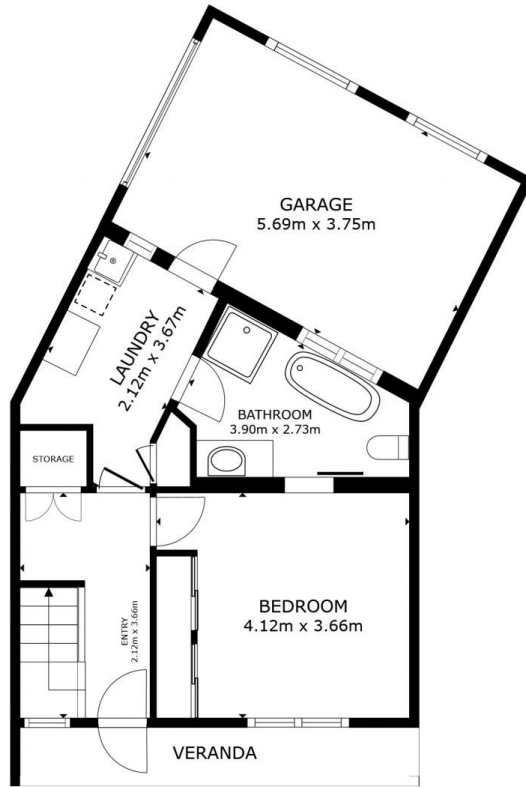
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

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Price : Offers From \$450,000-
Land Size : 129 sqm
View : <https://www.mitchellsrealty.com.au/property/619-hervey-street-scarness-qld/8043456>



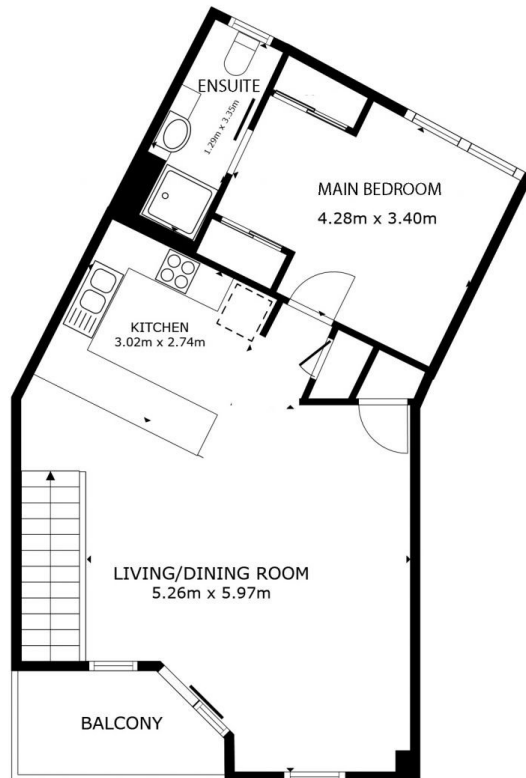
Scott & Katrina Mitchell
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FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 42.5 m² FLOOR 2 63.9 m²
 EXCLUDED AREAS : GARAGE 21.2 m² VERANDA 5.1 m² BALCONY 5.1 m²
 TOTAL : 106.4 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 42.5 m² FLOOR 2 63.9 m²
 EXCLUDED AREAS : GARAGE 21.2 m² VERANDA 5.1 m² BALCONY 5.1 m²
 TOTAL : 106.4 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

