



**MITCHELLS**  
REALTY



### 33 Honiton Street Torquay QLD

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Don't miss this opportunity to secure this tidy home before our main marketing launch!

This sound home is positioned in the highly sought-after bayside suburb of Torquay, only minutes away from the esplanade and beach, along with Hervey Bay's essential amenities, including schools, sporting grounds, an aquatic centre, shopping centres, hospitals, and everything else that makes Hervey Bay one of the fastest-growing regions in Queensland.

This is a perfect opportunity for the first home buyers looking to take their first steps on the property ladder and the astute investors looking to add to their portfolio with the opportunity to personalise and add value.

33 Honiton Street Torquay, features: -

- 600m<sup>2</sup> allotment with solid block home built in approx. 1982
- Four bedrooms, two with built-in wardrobes and ceiling fans
- The main bedroom includes air conditioning
- The bathroom includes a shower over the bath, a vanity and a separate toilet
- Open plan kitchen and dining area with a ceiling fan and exposed rafters
- Kitchen includes electric stove with rangehood and a dishwasher
- Separate lounge/living area with ceiling fan and split system air conditioning
- Single garage with new roller door, laundry and a separate toilet to the rear
- Paved and covered outdoor entertaining area

- Fully fenced with double side gates
- Established gardens plus a large garden Shed
- Ideal investment or Airbnb opportunity
- Currently tenanted until the 23/08/2024 at \$500 per week

NOTE - Images are from our previous marketing campaign - but are an accurate reflection of the property today

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

Contact our team NOW to arrange your private inspection - 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.

DISCLAIMER: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Mitchells Realty makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps, and images are representative only for marketing purposes.

**Price** : Offers from \$495,000-  
**Land Size** : 600 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/33-honiton-street-torquay-qld/8051279>



**Scott & Katrina Mitchell**  
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GROSS INTERNAL AREA  
 FLOOR 1: 109 m<sup>2</sup>, EXCLUDED AREAS:  
 PATIO: 8 m<sup>2</sup>, GARAGE: 28 m<sup>2</sup>  
 TOTAL: 109 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1