



**MITCHELLS**  
REALTY



**7/19 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 two-story townhouse is positioned in the boutique "Aquaie- complex, which was built around 1990.

This lovely property offers the lifestyle that comes with its idyllic location, being able to take a leisurely stroll to the Scarness Beach shopping precinct, where you have the Beach House Hotel, Enzo's on The Beach, and a selection of convenience stores, cafés and restaurants to enjoy along the beautifully landscaped foreshore. You can even take a refreshing dip in the ocean while enjoying our year-round sub-tropical temperate climate.

Unit 7/19 Hervey Street, Scarness, features: -

- A lovely two-story townhouse in a boutique complex of only seven units, built approx. 1990
- High ceilings across both levels
- A spacious bedroom on the ground floor with a ceiling fan and built-in wardrobe
- A refurbished two-way bathroom with a new shower, vanity, and toilet
- The main bedroom is located upstairs and also features high ceilings and a ceiling fan, plus two built-in wardrobes and a refurbished ensuite with floor-to-ceiling tiles, a shower, vanity, and toilet
- The kitchen features ample bench and storage space, and appliances include an electric stove with a rangehood
- High-raked ceilings across the open-plan living and dining area with a ceiling fan and split-system air-conditioning
- A private North-facing balcony
- The laundry is located on the ground floor with direct access to the clothesline
- A secure single garage with a remote door and direct internal access into the home

- Rent appraisal \$420 - \$430 per week
- Modest body corporate rate of approx.\$2947.20 with discounts per year

Investors will note Hervey Bays' tight rental vacancy rate and this great townhouse would also make a solid investment for permanent or holiday letting 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...

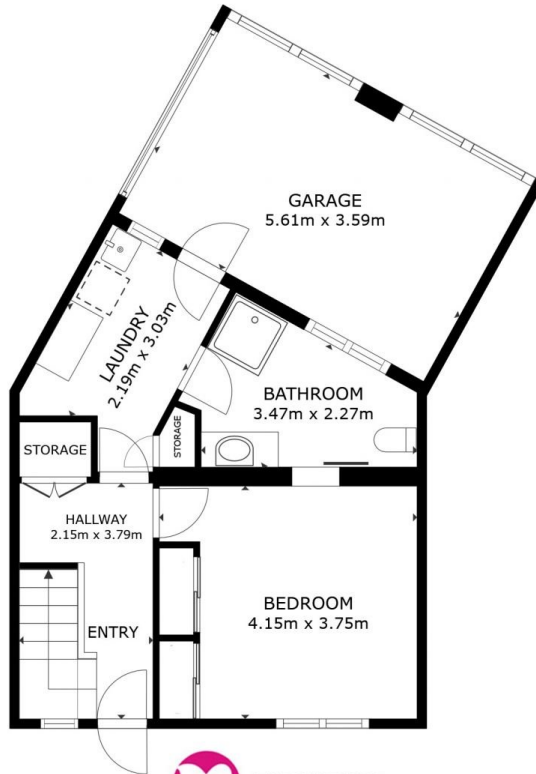
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

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** : Reduced \$497,500-  
**Land Size** : 129 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/719-hervey-street-scarness-qld/8128463>



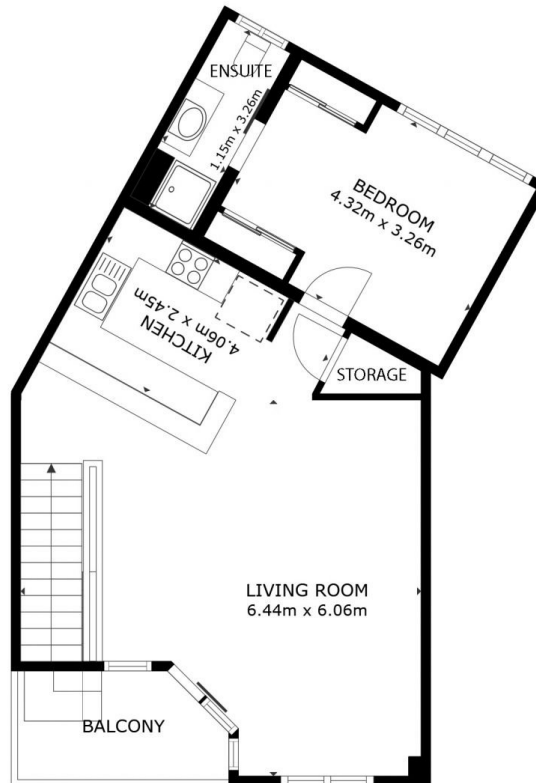
**Scott & Katrina Mitchell**  
**0428 484 499**



**GROUND FLOOR**

GROSS INTERNAL AREA  
 FLOOR 1 43.4 m<sup>2</sup> FLOOR 2 46.5 m<sup>2</sup>  
 EXCLUDED AREAS : GARAGE 20.1 m<sup>2</sup> BEDROOM 12.4 m<sup>2</sup> BATHROOM 3.7 m<sup>2</sup> CLOSET 0.7 m<sup>2</sup>  
 CLOSET 0.6 m<sup>2</sup> BALCONY 5.5 m<sup>2</sup>  
 TOTAL : 89.9 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**TOP FLOOR**

GROSS INTERNAL AREA  
 FLOOR 1 43.4 m<sup>2</sup> FLOOR 2 46.5 m<sup>2</sup>  
 EXCLUDED AREAS : GARAGE 20.1 m<sup>2</sup> BEDROOM 12.4 m<sup>2</sup> BATHROOM 3.7 m<sup>2</sup> CLOSET 0.7 m<sup>2</sup>  
 CLOSET 0.6 m<sup>2</sup> BALCONY 5.5 m<sup>2</sup>  
 TOTAL : 89.9 m<sup>2</sup>

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