



**180 Esplanade, Point Vernon**



1022 SQM ON THE ESPLANADE - MUST BE SOLD - SITE VALUE \$400,000 - COASTAL WATERS, PARK & BEACH.

\* SOLD IN 21 HOURS !

COASTAL VIEWS, IDEAL INVESTMENT, EXCEPTIONAL VALUE.  
LIVE IN OR RELOCATE EXISTING AND BUILD YOUR OWN ?

This Elevated Queensland Home is Presented in Good Order and Situated in an Excellent Position Opposite the Coastal Waters of Hervey Bay.

Local Sales:

95 ESPLANADE, 852 m<sup>2</sup> Last Sale Date: 24/04/2013 Last Sale Price: \$483,500  
168 ESPLANADE, 1,017 m<sup>2</sup> Last Sale Date: 08/05/2012 Last Sale Price: \$940,000  
183 ESPLANADE, 1,022 m<sup>2</sup> Last Sale Date: 04/12/2010, Last Sale Price: \$535,000  
196 ESPLANADE, 814 m<sup>2</sup> Last Sale Date: 09/04/2013, Last Sale Price: \$450,000

Since 2001 The Current Owners Have Improved the Property Which Benefits from a Narellan Swimming Pool Installed in 2004, New Kitchen (2003) and a New Shower Room.

3 1 1 1 1,022 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	187
<b>Land Area</b>	1,022 m <sup>2</sup>

#### AGENT DETAILS

Tony Stephens - 041 66 99 000

#### OFFICE DETAILS

Peregian Real Estate  
041 66 99 000



## Summary of the Accommodation:

Stairs to Front Door.

Entrance Lobby, Coastal Views

Open Plan Living and Dining Room

Large Rumpus Room / Study Area

Kitchen, Meals Room

Bedroom 1, Robes, Front Aspect

Bedroom 2, Rear Aspect

Room 3, Internal, No Window

Shower Room, Vanity Basin.

Separate WC

## Outside

Wicket Front Fence

Lawn & Flower Beds

Driveway, Off Street Parking

Under House Storage and Laundry

Side Access, Gates to Rear

Vehicle Shed

Rear Garden is Lawn, Shrubs, Trees & Bushes

Veggie Area

x2 5000 Litre Water Tanks

Narellan Swimming Pool (2008)

An Internal Viewing is Highly Recommended.

No Applications or Orders in relation to Q.C.A.T. Queensland Civil and Administrative Tribunal

## Local Area:

This is a Rare Opportunity to Purchase a Short Distance from the Sensational Blue Waters Surrounding Point Vernon. Walk and Enjoy a Meal or Drink at Urbanspoon 149 Esplanade or the Renowned Gatakers Landing Restaurant.

Go Fishing or Kayak from one of the Two Boat Launch Ramps Surrounding this Coastline or from the North Sandy Beach.

Enjoy a Barbeque or Picnic in one of the Recreational Parks.

Every day is a Holiday Here in Hervey Bay !

The Area has Local Corner Stores on the Esplanade, Murphy Street and at Point Vernon Plaza, The Medical Centre and a Pharmacy is in Murphy Street, Local Bus Services are Available.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*