

**15/651 Esplanade, Urangan, Qld 4655**



**Sold Studio**

Thursday, 18 January 2024

15/651 Esplanade, Urangan, Qld 4655

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Studio**



Eli Winger

0439909699

**\$250,000**

Positioned in a tightly held, boutique complex, 15/651 Esplanade, represents a fantastic opportunity to enjoy a well-maintained unit steps away from the Urangan Beach. This complex represents an excellent opportunity for owner occupiers or investors looking to rent long term or take advantage of the holiday rental/ air BnB potential. This fully furnished property is situated in Urangan, opposite the beach and only a short walk to the Hervey Bay Boat Club & Marina. Offering a range of lifestyle benefits with local restaurants, bars, cafes and boutique shopping all on your doorstep. Features include:

- Fully Furnished, top level studio apartment, built in approx 1996
- Tidy kitchenette with electric hotplate and range hood and bar fridge
- Open plan living and dining with split-system air-conditioning
- Vaulted ceilings, security screens and adjoining balcony/ patio area
- Retractable bed, with built in wardrobe
- Shared toilet and laundry
- Body corporate fees of approximately \$4,957.42 per annum after discount

The Boat Harbour Resort includes in-ground pool with BBQ facilities, visitor parking, laundry room and on-site caretaker. Located in a prime location, this property offers easy access to nearby amenities, including parks, resorts, and the beach. Whether you're looking for a permanent residence or a holiday home, this property is sure to impress. Please contact the Eli Winger team for all enquiries and to arrange an inspection today.