

28/654 Esplanade, Urangan, Qld 4655

 buymyplace

Sold Townhouse

Thursday, 23 November 2023

28/654 Esplanade, Urangan, Qld 4655

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 172 m2

Type: Townhouse



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1300289697

Contact agent

Phone Enquiry ID: 223970 Completed in 2006, Seashells on Urangan is a secure gated community of 28 three bedroom, 2 bathroom apartments. Each has a private courtyard of differing dimensions. A committed on site management team maintains the grounds and well designed pool in excellent order, working closely in cooperation with an enthusiastic and well informed Body Corporate committee. Body Corp fees are very competitive indeed with similar complexes in the area and we invite you to make comparisons for yourself. This seaside townhouse is located at the Eastern end of Hervey Bay set back on The Esplanade about 100 metres from the beach. The neighbourhood is very quiet with the nearest shopping centre and supermarket 1.5 km and the Marina with bars, restaurants, The Hervey Bay Boat Club and major boat ramp about 800 metres distant. Both are close enough yet far enough. Apartment 28 is a rarity as it is the first one level apartment to come to market in nearly 3 years. They have been tightly held and this owner bought off the plan in 2006. It enjoys a patio around 2 sides one of which is covered, SLUG plus a high roofed carport for caravan, boat or a second vehicle. It is separated from neighbours by the garage on one side and fenced patios on the other two though the side opposite the garage has no neighbour it being the end of the block. Interior condition is excellent though original and the long term tenant treats the apartment as their own. Caveat: The current long term tenant has a lease until March 2024. Rent is concessional at \$350 per week (market is about \$460). The owner has taken that into consideration when offering a price guide. Annual rates and Body Corp fees total about \$10000 and the latter have been well controlled in recent times. Apartments in Seashells are very keenly sought by tenants and rents have been strong over the past 12 months. About 10 of the 28 are owner occupied. Offers over \$465,000 The property is of type 'I' on the below link. <https://www.seashellsonurangan.com.au/floor-plans-and-site-layout> Disclaimer- Generic photos of the same layout