

308/350 Esplanade, Scarness, Qld 4655



Sold Unit

Saturday, 24 February 2024

308/350 Esplanade, Scarness, Qld 4655

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 82 m2

Type: Unit



Evelyn Duffy

\$507,000

LOCATION! LOCATION! LOCATION! RETIREES, PROFESSIONALS & INVESTORS! WORK & PLAY 365 DAYS OF THE YEAR!!! Security access at every point, for the owners & their guests. EXCLUSIVE LISTING! Are you seeking the perfect lifestyle? Are you relocating for work? Planning a relaxed retirement? or looking for a smart investment? Look no further! This is a rare opportunity either for owner occupier or the savvy investor. You can have it all! Smart investment, security, convenience and that enviable Queensland coastal lifestyle. Everything is right on your doorstep! Welcome to Unit 308 in this exclusive and highly sought after Eden By The Bay - 350 Esplanade Scarness. Right in the heart of Hervey Bay! For those who travel away from home on a regular basis, this unit is perfect! It's secured and can be completely and safely locked up and left alone. Or, can be used by family & friends. For investors, a holiday letting with a great return! Options are endless! This stunning 2-bedroom 2 bathroom unit with secured stair access only, is on offer, fully furnished with quality furniture and inclusions. Well maintained and in excellent condition. Property features: • 2-bedrooms 2 bathrooms (Ensuite included) Modern and stylish open plan concept. • Bed 2 or Office - Ideal for those who work from home. • Ample storage • Ducted air-conditioning. • Separate lounge & dining areas • Modern kitchen with Caesarstone benchtop & quality appliances plus dishwasher. • Functional Internal Laundry • Enjoy the beautiful Sandy Strait breezes from your private undercover balcony! Great for entertaining family and friends. • Dedicated Undercover parking. • Resort style pool in complex, exclusive to residents and their guests. • Unit is away from the Main Road and is in excellent condition. • Scarness beach across the road. • Abundance of restaurants, bars and cafes like Enzo's, Beachhouse Hotel, etc. • All your essential amenities such as chemist, news agency, too many to mention! • Fishing! Boating! Water sports! Markets! Dining! Gym! Whale watching! etc. • Picnic at the beach or a pleasant stroll along the Hervey Bay Esplanade

Financials: Body Corp: \$2161.60 - current for 01/12/23 to 31/03/24. Council rates: \$3,695.19 - Current. Additional information available. Don't miss the chance of owning this stunning unit. Call Evelyn now on 0490 389 471 before you miss out! Please note this property is currently tenanted and all inspections will be by prearrange inspection times. Disclaimer: In preparing this information we have used our best endeavours to ensure that the information contained herein is true and accurate. accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Some of the images used are for illustration purposes only. Prospective purchasers should make their own enquiries to verify the information contained herein.