

# 7 Lewis Court, Toogoom, Qld 4655

## Sold Residential Land

Saturday, 23 September 2023



7 Lewis Court, Toogoom, Qld 4655

Area: 798 m2

Type: Residential Land



Dimity Horridge

**\$325,000**

Situated in the quiet seaside town of Toogoom this land represents the opportunity to build your dream home, this allotment has a quality 2022 build (Ranbuild) 15m x 4.5m shed with 3m eave. Known for its easy access to the boat ramp and beach, Toogoom is a boaties dream. Whether you're looking for a beautiful place to raise the kids or a relaxing place to retire, Toogoom Palms is the place to be. Land in Toogoom has become increasingly sought after and rare. With a generous flat 798m<sup>2</sup> to work with you can build your ideal home and bring the boat or caravan along too. The allotment is titled ready to build on and has 2 boundaries fenced, fully serviced with town water, underground power, sewerage and NBN. Features include:- Quality Ranbuild shed 15m x 4.5m with 3m eave, built in 2022- Titled ready to build - 798m<sup>2</sup> Flat residential land- Last block left in Toogoom Palms Estate - Fully serviced, town water, sewer, underground power & NBN- 2 sides are fenced (back boundary & right-hand side)- Cool ocean breezes- Short walk to Toogoom Beach- Toogoom corner shops within walking distance- Nearby facilities include Goodies' restaurant, salty squid café & park- Quiet cul-de-sac with streetlights- 18 kilometres approximately to Hervey Bay Residents at Toogoom Palms, find they are just minutes from beach-side Goodies' restaurant where you can soak up the breathtaking views over the water and the salty squid café. Watch the kids kayak or throw a line in and feel the sand between your toes on Toogoom's white sandy beaches. Launch the boat and head out on the water fishing, skiing or whale watching encounters, cruise over to the world heritage listed Fraser Island and enjoy having nature's playground at your fingertips. For more information or to arrange a private viewing, please contact Dimity Horridge on 0413 266 942 or email [dimity@regchb.com.au](mailto:dimity@regchb.com.au). Please note: Property boundary lines are shown as approximate/indicative only in associated images - please refer to disclosure/survey plans for full details. Disclaimer: In preparing this information we have used our best endeavor's to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Potential purchasers must satisfy themselves in relation to all aspects of the property including development potential and cost and all other matters a prudent purchaser would consider relevant. The Seller, Real Estate GC Hervey Bay or their employees, agents or representatives will not be liable for any loss or damage resulting from any statement, figure calculation or any other information that a potential purchaser relies upon that is contained in this document or any other marketing material.