

9/651 Esplanade Road, Urangan, QLD, 4655

Sold Studio

Friday, 4 August 2023



9/651 Esplanade Road, Urangan, QLD, 4655

Bathrooms: 1

Parkings: 1

Type: Studio



Rory And Amy Smith

BEACHSIDE LIVING AND WATER VIEWS FOR A VERY SMALL PRICE

Enjoy breakfast on your balcony in the morning sun followed by a walk along the sandy beach directly over the road. Every day can feel like a holiday !

With house prices soaring and a shortage of rentals, this studio apartment with BEACH VIEWS and ESPLANADE ADDRESS offers so much flexibility..

Unlike many other resorts, this low maintenance property DOES give you the freedom to owner-occupy all year round, making it perfect for those looking to enter the Hervey Bay property market.

If you're from 'down south', perhaps treat this as your sunny winter escape and place it in the holiday-let pool for the remainder of the year. It can sleep 3 with a queen bed and 1 single.

For long term investors, a quality tenant is currently in-place at \$315 per week.

Studio 9 is located within the Boat Harbour Resort and is only a short stroll to the Boat Club and Marina restaurants/cafes. A bus-stop is located around the corner which will take you to the main shopping centres. A sandy swimming beach is located over the road, and is well suited to kayaking and fishing.

THE RESORT INCLUDES:

- * Inground pool with BBQ facilities
- * Visitor parking
- * Laundry room
- * On-site caretaker / manager

YOUR FULLY FURNISHED STUDIO APARTMENT INCLUDES:

- * 2nd level balcony looking over the swimming pool, with parkland and water views
- * Assigned carport for your exclusive use.
- * Modern and updated kitchenette inc fridge/freezer, microwave and ceramic cooktop.
- * Very high ceiling with exposed timber beam and feature lighting
- * Split-system Airconditioner. TV.
- * Security screens, plantation shutters PLUS external awning
- * Queen bed plus additional pull-down single bed.
- * Additional furniture, as photographed.
- * Generous ensuite.

Properties in this price range are rarely seen, and this one boasts an Esplanade address, water views and a low maintenance year-round holiday lifestyle.

The current owners proudly offer Studio 9 for sale at \$250,000. Please call Rory on 0432 271 220 to schedule your private viewing.

STANDARD NOTICE:

Private viewings will require adherence to all mandated COVID-safe requirements, plus any additional requirements as requested by the agent and/or occupants. Boundaries on the aerial photos are approximate and intended for indicative purposes only. Information contained in this ad has been supplied by the Vendor. Buyers are encouraged to view this property in person and conduct their own investigations/enquiries in all regards, not relying solely on any information

contained in this ad. Please do not approach the occupant directly as they are not able to assist with viewings. These photos are file photos which were taken prior to being tenanted.