

**21 Brighton Street, Point Vernon, Qld 4655**



**House For Sale**

Tuesday, 25 June 2024

21 Brighton Street, Point Vernon, Qld 4655

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1572 m2**

**Type: House**



Eli Winger

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## Offers Over \$725,000

Positioned in a highly sought after position on a rare 1,572m<sup>2</sup>, 21 Brighton Street represents endless potential for the savvy investor or owner occupier looking for room to grow. Located only approx. 250m from the beach & Esplanade within a stone's throw from picturesque Point Vernon foreshore, this home is in an enviable position with the option to utilise the property to varying different needs and requirements, improve to your taste or simply enjoy a spacious allotment in a highly sought after location. Features include:

- Fully fenced 1,572m<sup>2</sup> allotment with 20.1m frontage
- Brick and tile home, built in approximately 1980
- Front enclosed patio/ sunroom at entry
- Formal living space with sky light
- Open plan kitchen and dining room with air-conditioning
- Kitchen with electric oven and cooktop plus water filter
- Spacious family room with air-conditioning, overlooking backyard
- Master bedroom with air-conditioning, built in wardrobe and spacious ensuite bathroom featuring spa bath
- Two additional bedrooms, both with built in wardrobes
- Family bathroom with separate shower room and separate toilet room
- Internal laundry
- Outdoor pergola
- Double drive-through shed with adjoining lean-to and storage room
- Established gardens

Centrally located to all of Hervey Bay's major amenities, including 250 metres to the water and Gatakers bay boat ramp within a four-minute drive. Whether you have been searching for your first home or your last, you will appreciate the potential and unbeatable location of 21 Brighton Street, Point Vernon. Properties of this nature and in this location are highly sought after in today's market. Please contact Eli Winger for all enquiries and inspections.