

# Lot 79 Sienna Boulevard, Ashfield, Qld 4670

## Residential Land For Sale

Tuesday, 9 April 2024

Lot 79 Sienna Boulevard, Ashfield, Qld 4670

Area: 750 m2

Type: Residential Land



Christine Banks  
0413099901



Justin Mayberry  
0421220117

**\$255,000**

Situated a mere 10 minutes from Bargara Beach and just 2 minutes from the heart of Bundaberg CBD, Belle Eden Estate presents an exceptional master-planned community in a tranquil environment, offering residents convenient access to a host of amenities! The eagerly awaited release of these premium lots is anticipated to sell out quickly... \* Warren Family Homes House and Land Packages starting from \$648,400 Key features include: Expansive, level allotments catering to a variety of buyer needs All lots fully serviced with underground power and town water Easement-free lots (please contact us for details) Generous frontages exceeding 20 meters, perfect for family homes or those seeking shed accessibility Elevated, dry lots strategically positioned to capture refreshing prevailing breezes 100% flood-free parcels Scenic backdrops with delightful easterly rural views in some lots, offering breathtaking sunsets NBN ready, with fiber to the premises installed for top-notch internet speeds Surrounded by upscale homes in a vibrant, family-friendly community for all ages Convenient walking distance to shops, ALDI, day care, and schools Located in the catchment area for St Luke's Private School Direct access to the beautiful coastline via the Ring Road, just 2 minutes from Bundaberg CBD, hospitals, boat ramp, airport, sporting complexes, and the myriad attractions of our wonderful region Family-friendly estate featuring 3 km of walking tracks, kids' play equipment, bike paths, and more A highly secure community providing a safe environment to watch your family grow. Comprehensive design guidelines in place to safeguard your investment for the future Limited availability in this premium College Crest release; we recommend swift action. Contact me today -Christine Banks 0413 099 901 to secure your block and become a part of this thriving community! Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. Any floor plan, imagery or video included in this marketing material are for illustration purposes only, all measurements are approximate and are intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent.