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REALTY



### **55 Dougan Street Point Vernon QLD**

Don't miss this rare opportunity to secure your piece of paradise in one of Hervey Bays' most exclusive locations!

The seller's circumstances have changed, and they have **REDUCED** this great "build-ready" block for immediate sale!

"Foreshore- is a new premium boutique coastal residential estate nestled in one of Hervey Bay's most sought-after bayside suburbs of Point Vernon - offering an affordable and convenient sea change that you never knew was possible, just four hours North of Brisbane.

You will enjoy the lifestyle that comes with being just minutes from the breathtaking Gatakers Bay, where you can launch your boat and go fishing in the sheltered waters of Hervey Bay.

You also have the convenience of being only a short drive away from Hervey Bays' key amenities, including, Shopping centres, hospitals, medical centres, a golf course and everything else that makes Hervey Bay great.

This 419m2 allotment has just been registered and is Title ready to build your new dream home strolling distance to a nearby tidal estuary where you can go fishing, prawning and crabbing whenever you like while also taking in breathtaking sunsets every day!

55 Dougan St at the "Foreshore- in Point Vernon features: -

- Titled and ready to build your new dream home NOW
- Easy to build on 419m2 relatively level allotment

- Soil test has already been done and is available
- Ample space to allow for a shed and pool
- Town water
- Power
- Sewage
- High-speed NBN internet

Title-ready vacant lots are a rare commodity and are always in high demand - so don't miss this opportunity to purchase 55 Dougan St at the "Foreshore- in Point Vernon!

Contact our team now to arrange a contract or on-site meeting - You will only be disappointed if you miss this one ?

NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

DISCLAIMER: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Mitchells Realty makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only for marketing purposes.

**Price** : REDUCED \$247,500-  
**Land Size** : 419 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/55-dougan-street-point-vernon-qld/7331318>



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