



**MITCHELLS**  
REALTY



## 2 Charles Street Pialba QLD

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Don't miss this rare opportunity to secure this prime development site, already generating strong returns for land banking in one of Hervey Bays' most exclusive locations - The sellers have given us clear instructions that they want the property Under Contract Urgently!

This character-filled - low-set "Queenslander- style home was built around 1950 and has been tastefully refurbished throughout while maintaining its original charm with nothing left to do except move in and enjoy the lifestyle that comes with living in this idyllic location. Or hold this charming home as an investment property already achieving strong returns as a holiday rental while deciding how to unlock future gains given the site and location.

Perfectly positioned on a large elevated 860m<sup>2</sup> allotment one street back from the beautiful Esplanade and beach this site offers so many development opportunities. You can easily walk to Wet Side Water Park where you have a selection of cafés and restaurants to enjoy, as well as Sea Front Oval which hosts many fantastic outdoor events throughout each year. Not to mention the main street shopping precinct, which will become Hervey Bays NEW Central business district.

2 Charles St Pialba features: -

- large elevated 860m<sup>2</sup> allotment one street back from the Esplanade and beach
- Positioned in the NEW Hervey Bay City Centre Master plan tourism and accommodation precinct
- low set character-filled "Queenslander- tastefully refurbished throughout and features high ceilings, ornate cornices and beautiful hardwood floors throughout
- Four spacious bedrooms - three include built-in wardrobes

- The main bedroom includes split system air conditioning, a built-in wardrobe and ensuite
- The bathroom features a shower recess and vanity, and there is a separate toilet
- A wonderfully appointed kitchen with loads of storage, plus a pantry
- Quality appliances include a freestanding electric oven with a five-burner gas cooktop and rangehood, plus a dishwasher
- An open-plan indoor dining and living area featuring high ceilings with ornate cornices and beautiful hardwood floors, and split-system air conditioning
- A large alfresco outdoor entertaining deck plus a woodfire pizza oven
- The detached laundry to the rear of the home offers direct access out to the clothesline
- An outdoor fireplace and pizza oven
- Approx 12 x 3-metre single bay shed
- Ample space for large caravans, RVs, and boats
- Currently being used as a popular holiday rental / Airbnb
- Solid investment returns available upon request

This home offers so much potential, from becoming your private oasis in an idyllic location to a strong investment opportunity, currently being used for holiday accommodation with strong returns. Plus, there are a variety of development opportunities subject to council and local authority approvals.

Properties offering these features and potential in this location are rare - so here is your opportunity!

Contact our team now to arrange your private inspection or video call walk-through - The sellers are calling for this property to be Under Contract Urgently ?

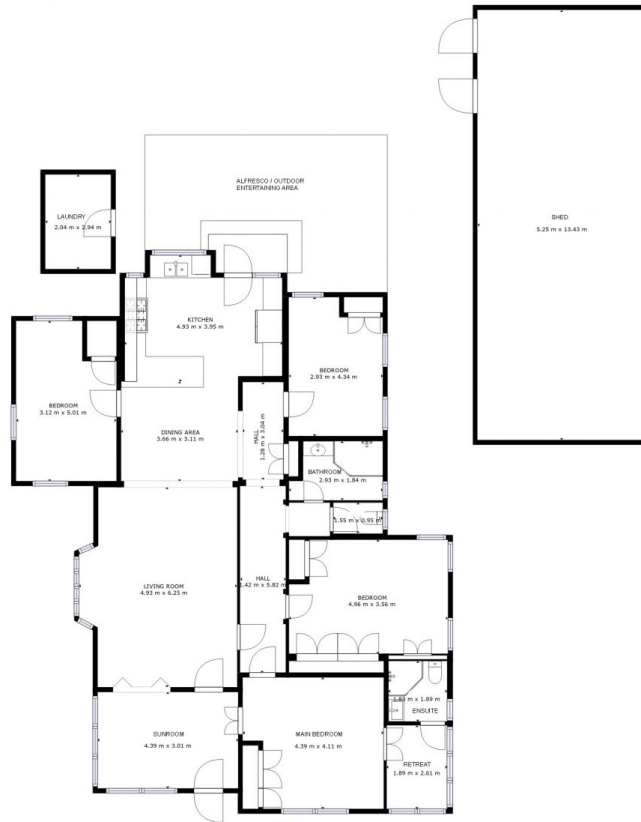
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for complete details.

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**Price** : \$ 835,000  
**Land Size** : 860 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/2-charles-street-pialba-qld/7512057>



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GROSS INTERNAL AREA  
 FLOOR 1: 251 m<sup>2</sup>, EXCLUDED AREAS:  
 DECK: 33 m<sup>2</sup>  
 TOTAL: 251 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

