



**MITCHELLS**  
REALTY



#### 14/66 Winchelsea St Pialba QLD

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This home will be ideal for those looking to make the "Sea Change- and secure a low-maintenance home base to return to between your nomadic travels, and the astute investor will know Hervey Bay has experienced strong population growth and has high rental demand and low vacancy rate.

This lovely modern townhouse is conveniently located only minutes away from the Hervey Bay Golf Course, Esplanade, and beach, along with the convenience of having Hervey Bay's essential amenities only a short drive away, including - Stockland's and Pialba Place shopping centres, Bunnings, schools, University of the Sunshine Coast, TAFE, medical centre, hospitals, cafes, and restaurants.

U14/66 Winchelsea St Pialba features: -

- Tastefully refurbished modern townhouse with ducted air conditioning throughout
- Two spacious bedrooms with new remote ceiling fans, reverse-cycle ducted air conditioning, and built-in wardrobes
- The main bedroom includes a new remote ceiling fan, ducted air conditioning, a built-in wardrobe, and an ensuite
- The bathroom includes a skylight, plus a bath, vanity shower and a toilet
- A galley-style kitchen with new bench tops, ample storage, and a pantry
- Appliances include an electric hot plate with rangehood, a new wall oven, and a new dishwasher
- An open-plan dining and living area with a new remote ceiling fan and ducted air conditioning
- A private North facing alfresco outdoor entertaining area and courtyard
- A European-style laundry located under the staircase
- A single garage with built-in storage and work benches, a remote door, and direct access to the home

- Solar hot water service
- Rent appraisal \$460 - \$480 per week

Homes as well presented as this at this price point are in high demand - so here is your opportunity!

Contact our team now to arrange your private inspection or video call walk-through - 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.

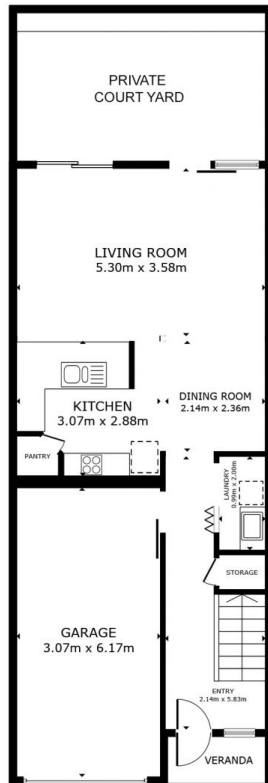
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**Price :** \$ 405,000

**View :** <https://www.mitchellsrealty.com.au/property/1466-winchelsea-st-pialba-qld/7726798>



**Scott & Katrina Mitchell**  
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FLOOR 1



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1 48.3 m<sup>2</sup> FLOOR 2 48.2 m<sup>2</sup>  
 EXCLUDED AREAS : GARAGE 18.9 m<sup>2</sup> PATIO 16.8 m<sup>2</sup> VERANDA 2.1 m<sup>2</sup>  
 TOTAL : 96.5 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

