



**MITCHELLS**  
REALTY



**40 Archer Drive POINT VERNON QLD**

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Don't miss this opportunity to secure your piece of paradise in one of Hervey Bay's most popular locations in the bayside suburb of Point Vernon. This well-maintained brick and tile home (built in 2004) has been thoughtfully positioned on an 872 m2 allotment in a quiet court with loads of space to add a large shed and pool if desired.

This is where you will enjoy the lifestyle that comes with being able to drive to beautiful Gatakers Bay and the boat ramp and launch your boat and go fishing within minutes!

40 Archer Drive, Point Vernon, features:-

- An 872m2 allotment in a quiet court
- A well-maintained brick and tile home (built in 2004)
- Four spacious bedrooms, all with ceiling fans and built-in wardrobes
- The main bedroom includes a ceiling fan, a built-in wardrobe, and an ensuite
- The bathroom includes a shower, vanity, and bath, plus there is a separate toilet
- The kitchen includes ample bench and storage space plus a pantry
- Appliances include an electric hotplate with a rangehood, a wall oven, and a dishwasher
- An open-plan living and dining area with split-system air conditioning
- A separate lounge or media room
- A great North facing outdoor entertaining area
- The laundry offers direct outdoor access to the clothesline
- A double garage with a remote door and internal access to the home

- The backyard has recently been cleared, creating a blank canvas with plenty of room to add a large shed and a pool if desired
- Plenty of room to accommodate large RVs, caravans and boats
- Rental appraisal \$560 - \$580 per week

You also have the convenience of being only a short drive away from Hervey Bay's essential amenities, including shopping centres, hospitals, medical centres, golf courses, and everything else that makes Hervey Bay great.

Contact our team now to arrange your private inspection or video call walk-through - you will only be disappointed if you miss this one ?

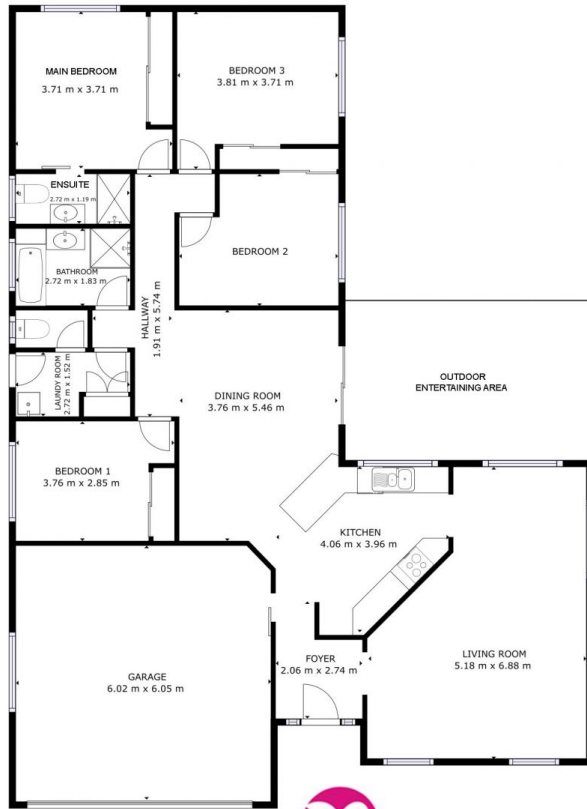
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

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**Price** : Offers From \$625,000-  
**Land Size** : 872 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/40-archer-drive-point-vernon-qld/7918153>



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GROSS INTERNAL AREA  
 FLOOR 1: 141.16 m<sup>2</sup>  
 EXCLUDED AREAS; GARAGE: 21.96 m<sup>2</sup>, PATIO: 36.24 m<sup>2</sup>  
 TOTAL: 141.16 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

