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REALTY



### 3 Kestrel Court ELI WATERS QLD

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This well-maintained inner suburban oasis was built in 2004 and has been tastefully refurbished over time. Thoughtfully positioned on a large 800m<sup>2</sup> allotment - allowing clear side access for those needing space to accommodate large RVs, caravans, and boats - making it the perfect "home base- to return to between your nomadic travels.

Beautifully presented in the popular bayside suburb of Eli Waters, this home is located in a quiet court backing onto parkland with a paved walkway to access nearby Eli Creek and local tidal lakes, ideal for those who enjoy fishing and crabbing.

3 Kestrel Court, Eli Waters, features: -

- A large 800m<sup>2</sup> allotment backing on a parkland reserve
- A well-maintained brick and tile home (built in 2004)
- Ducted and zoned air-conditioning flows throughout the home
- Three spacious bedrooms, all with ceiling fans and built-in wardrobes
- The main bedroom includes an ensuite and offers direct access to the outdoor area
- The bathroom includes a shower, vanity, and bath, plus a separate toilet
- A stylish kitchen with stone benchtops, plenty of storage space, and a pantry
- Appliances include an electric cooktop with a rangehood, a wall oven, and a dishwasher
- An open-plan dining and living area
- A large alfresco outdoor entertainment area with shade blinds
- A separate lounge or media room

- A study or home office
- A Swan security camera system with remote access
- The laundry offers direct access outside to the clothesline
- A double garage with a remote panel lift door and internal access to the home (the professional workbench and storage system are included in this sale)
- A 6.6kw solar power system
- Clear side access and plenty of room for shedding or a pool if desired
- Low-maintenance established gardens, raised vegetable beds and a garden shed
- Rent Appraisal \$580 - \$600 per week

You will enjoy the convenience and lifestyle that comes with having the Eli Waters shopping centre and other essential amenities all only minutes away - including Stockland shopping centre, hospitals, medical centres, golf course, beach, esplanade, cafes, restaurants, 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 ?

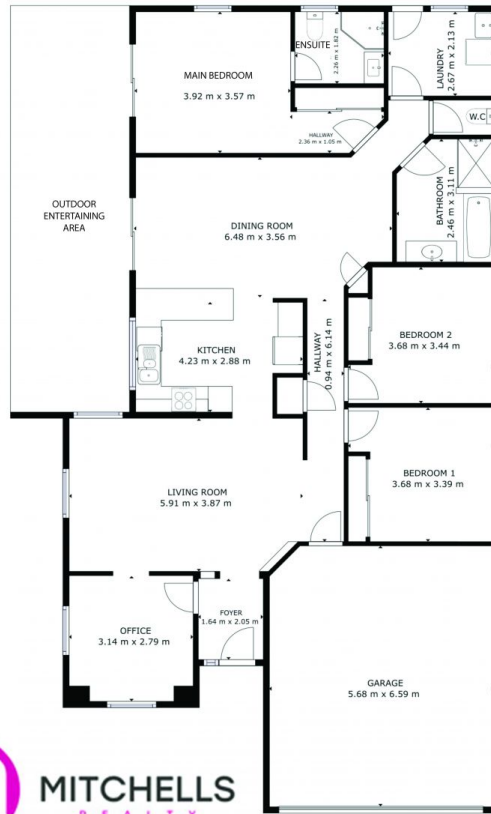
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

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**Price** : \$ 660,000  
**Land Size** : 800 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/3-kestrel-court-eli-waters-qld/7936514>



**Scott & Katrina Mitchell**  
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GROSS INTERNAL AREA  
 GROUND FLOOR: 144.74 m<sup>2</sup>  
 EXCLUDED AREAS: PATIO: 30.67 m<sup>2</sup>, GARAGE: 37.17 m<sup>2</sup>  
 TOTAL: 144.74 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

