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REALTY



30-38 Lord Street Sunshine Acres QLD

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This lovely refurbished lowset home is positioned on an outstanding 1.23 hectare or just over 3 acres allotment in the popular acreage estate of "Sunshine Acres", only a short drive to the thriving heart of Hervey Bay.

This is where you will enjoy the lifestyle and tranquillity that only acreage living can provide, with the convenience of having essential amenities nearby, including shopping centres, hospitals, schools, TAFE, a university, golf course, boat club and marina, and the esplanade and Beach.

30-38 Lord St Sunshine Acres features: -

- A lovely mostly cleared 1.23-ha (just over 3 acres) lifestyle allotment only a short drive to the Hervey Bays essential amenities
- A lovely refurbished lowset eco-style home with a high rounded ceiling across the vast open plan main living, dining and kitchen area
- Two spacious bedrooms with ceiling fans, split system air conditioning, new carpet and built-in wardrobes
- The main bedroom has a walk-through wardrobe into a lavish two-way bathroom with a bath, shower and toilet
- The kitchen includes ample bench and storage space, plus a pantry
- Appliances include an electric oven with a gas cooktop and a dishwasher
- A covered outdoor entertaining deck at the front
- The laundry offers direct access outside to the clothesline
- Approx 12 x 9-metre double bay shed with lined and insulated room to the rear with power and water connected, kitchenette, cold water shower, and toilet

- Carport/awning along one side of the shed
- 2 x approx. 22,000-litre rainwater tanks
- Large 7.9kw solar power system
- A tranquil dam
- A dog pen, which could also be used as a chicken coop

This is a first-class acreage property in every sense and an outstanding lifestyle retreat - this is something to get excited about!

Contact our team now to arrange an on-site inspection or video call walk-around - You will only be disappointed if you miss this one ?

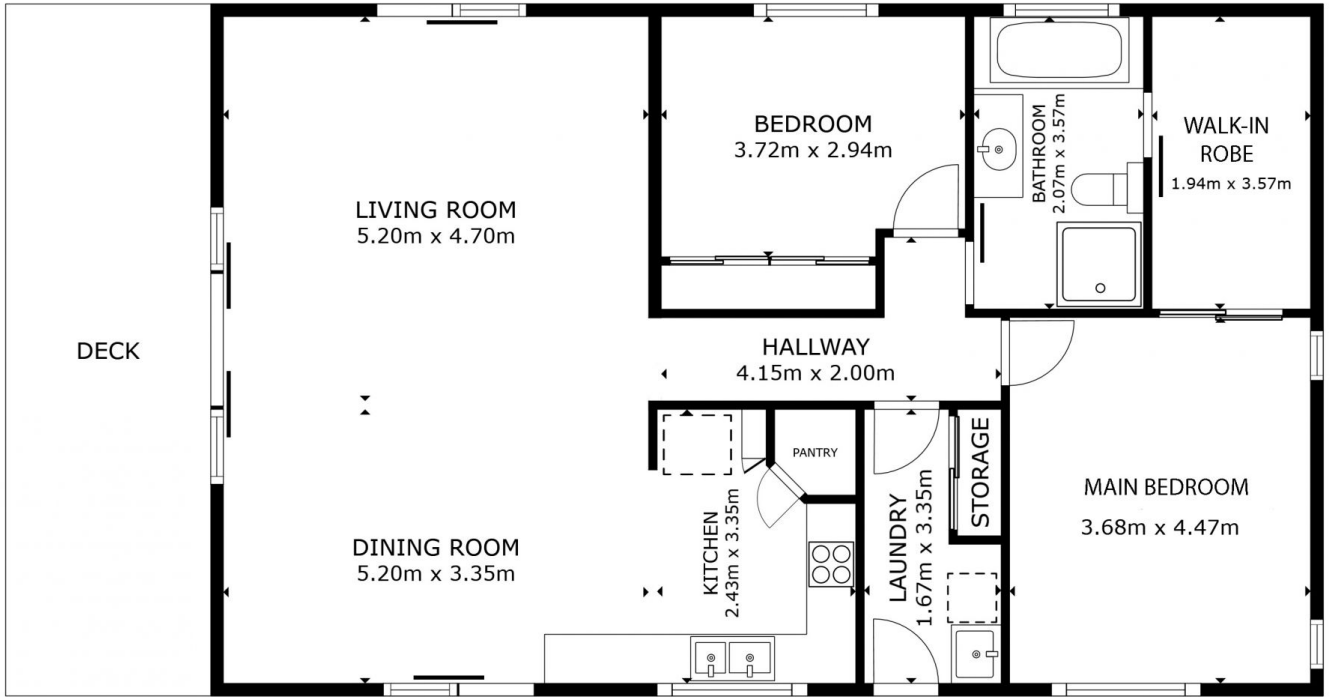
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

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Price : Reduced \$724,950-
Land Size : 1.23 ha
View : <https://www.mitchellsrealty.com.au/property/3038-lord-street-sunshine-acres-qld/7967275>



Scott & Katrina Mitchell
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FLOOR PLAN



GROSS INTERNAL AREA
 FLOOR PLAN 108.2 m²
 TOTAL : 108.2 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

