



MITCHELLS
REALTY



11 Oceanview Street Point Vernon QLD

3 2 2

Don't miss this rare opportunity to secure your piece of paradise in one of Hervey Bays' most exclusive locations in the popular bayside suburb of Point Vernon. This lovely home is perfectly positioned on a 635m2 allotment backing directly onto a beach reserve where you can walk straight out onto a secluded beach.

You also have the convenience of being only a short drive away from Hervey Bay's thriving CBD and essential amenities, including shopping centres, schools, university, gold course and hospitals.

Upon entering, you will immediately notice this home offers a fusion of classic lines with modern finishes that create something unique with an intuitive and creative floor plan - there is more than meets the eye with this home, with an abundance of space to entertain family and friends all year round.

11 Oceanview Street, Point Vernon, features: -

- A well-maintained brick and tile home (built approx. 1991) is perfectly positioned on a 635m2 allotment adjoining a lovely beachfront reserve
- Ducted and zoned reverse cycle air-conditioning throughout for year-round comfort
- Three spacious bedrooms, all with ceiling fans, ducted air conditioning and built-in wardrobes
- The main bedroom features a ceiling fan, a large walk-in wardrobe, and a huge ensuite with a spa bath, a double shower and double basin vanity
- A two-way bathroom includes a shower, bath and vanity plus a separate toilet
- A stylish modern kitchen with beautiful stone benchtops, and ergonomic soft close cabinetry and pantry
- Quality appliances include a new induction hot plate with a rangehood, double wall ovens, and a dishwasher

- An open-plan living and dining area
- A huge separate lounge or media room with a high vaulted ceiling and built-in bar
- A fantastic alfresco outdoor entertainment area overlooking the beach reserve to the rear
- The laundry offers direct access outside to the clothesline
- An oversized double garage with remote doors and built-in storage
- Prowler-proof security screens
- A garden shed to house all your garden utensils
- Space to accommodate a large RV or caravan to the front
- A 6.55 Kw Solar power system
- This home would be ideal for holiday letting / short-term rental

Homes of this calibre with these features in this location are rare - 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 ?

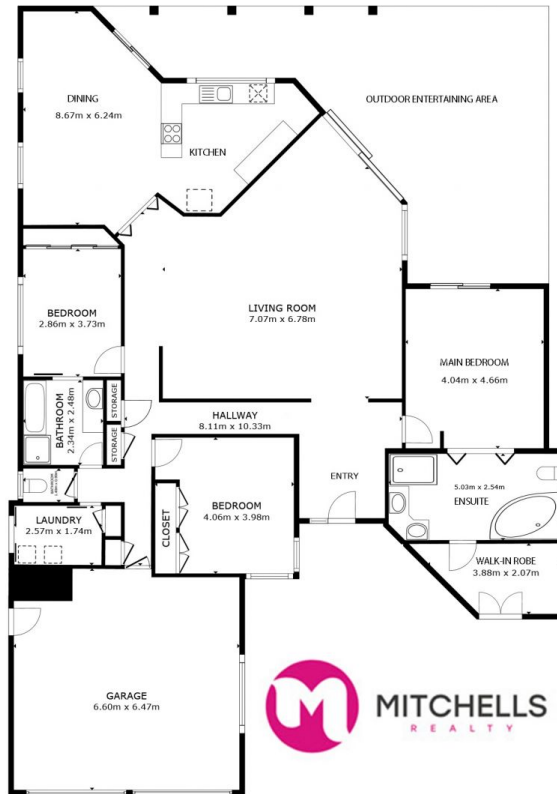
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

DISCLAIMER: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Mitchells Realty makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps, and images are representative only for marketing purposes.

Price : Offers from \$1,000,000-
Land Size : 635 sqm
View : <https://www.mitchellsrealty.com.au/property/11-oceanview-street-point-vernon-qld/8127163>



Scott & Katrina Mitchell
0428 484 499



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 193.6 m²
 EXCLUDED AREAS : GARAGE 40.4 m² PATIO 56.7 m²
 TOTAL : 193.6 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

