



80 Ibis Boulevard Eli Waters Qld

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The Fraser Coast Region, particularly Hervey Bay, QLD, stands out as one of Australia's best places to invest. With our stunning coastal beauty, robust infrastructure, and growing population, Hervey Bay offers an exceptional blend of lifestyle and investment opportunities. Our real estate market is experiencing a significant upswing, driven by increasing demand from local buyers and those relocating from major cities like Sydney, Brisbane, and Melbourne. This demand is fuelled by the desire for more affordable housing options, larger properties, and a relaxed coastal lifestyle.

Hervey Bay is one of Queensland's fast-growing regions and still offers better affordability than coastal centres in our south. Our rental vacancy rate is still under 1%, and we have plenty of potential for steady capital growth going forward.

This modern contemporary home has been designed and built to satisfy a range of needs for today's housing, from a growing family to having extended family living together or offering shared rental accommodation - it's a solid investment opportunity no matter your needs.

80 Ibis Blvd Eli Waters features: -

- A low maintenance 460m2 allotment close to essential amenities
- A sleek, modern, contemporary home built in 2021
- Four spacious bedrooms with ceiling fans, built-in wardrobes and ensuites
- One of the bedrooms also includes split system air conditioning
- A separate powder room with a toilet
- A separate study/ office

- A vast open-plan dining and living area with split-system air conditioning
- A stylish modern kitchen with stone benchtops and a pantry
- Appliances include an electric hot plate with rangehood, an oven and a dishwasher
- An alfresco outdoor entertaining area under the main roof overlooking parkland
- The laundry offers direct access outside to the clothesline
- A Double garage with a remote door offering direct internal access to the home
- Currently tenanted with reliable tenants at \$620 per week
- NOTE - Pictures are from the original marketing before the current tenancy but are a fair representation of the home and features, although it is now lived in

All this and you have the convenience of being located only minutes away from Hervey Bays' essential amenities, including shopping centres, schools, TAFE, university, hospitals, golf course, cafes, restaurants, esplanade and beach.

The sellers are not testing the market and are calling for ALL offers to be presented!

Homes in this price range offering these features are rare and always in high demand, so contact our team NOW to arrange your private inspection or a 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 complete 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 : \$ 680,000
Land Size : 460 sqm
View : <https://www.mitchellsrealty.com.au/property/80-ibis-boulevard-eli-waters-qld/8218560>



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