



18 Sunset Crescent Torquay Qld

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This is the first time this property has been offered for sale in more than 27 years!

Positioned on an elevated 600 m2 allotment that was not impacted by the recent storm event, this much-loved and well-maintained sound brick home has recently had the roof re-screwed and re-painted and has tinted windows.

Located in a quiet crescent with the popular Hoffies Corner Store & Takeaway just around the corner. This home is also only a short drive away from the thriving heart of the Hervey Bay CBD, offering the convenience that comes with having Hervey Bay's essential amenities all nearby, including shopping centres, hospitals, golf club, Hervey Bay Boat Club and marina, beach and iconic Urangan Pier.

18 Sunset Crescent, Torquay, features: -

- An elevated 600 m2 allotment, not impacted by the recent storm event
- A much-loved and well-maintained sound brick home (Built around 1990)
- Three spacious bedrooms, all with ceiling fans and built-in wardrobes
- The bathroom features a shower, bath, and a vanity, plus a separate toilet
- A modern 2-pac kitchen with ample bench and storage space, plus a pantry
- Appliances include an electric stove with a rangehood and an oven
- An open-plan dining area off the kitchen
- A separate lounge or living area with split system air-conditioning
- The laundry includes a utility closet and offers direct access outside to the clothesline, plus an additional linen storage

cupboard in the hallway

- A tandem-length carport that doubles as an outdoor entertainment area
- Clear side access to the large, approx. 8 m x 4.5 m single bay shed with high entry and power connected
- A storage shed to the rear and a separate 3m x 3m garden shed
- A 3.5 kW solar power system
- Lovely, low-maintenance, and established gardens.

Astute investors will know it is always about location, location, location!

Hervey Bay is still one of the fastest growing regions in QLD and is experiencing a tight rental vacancy rate of less than 1%, making this home a sound investment opportunity as well.

Contact our team now to arrange your private inspection or video call walkthrough; 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 : \$ 650,000
Land Size : 600 sqm
View : <https://www.mitchellsrealty.com.au/property/18-sunset-crescent-torquay-qld/8306604>



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GROSS INTERNAL AREA
 FLOOR PLAN 1 168.7 m²
 EXCLUDED AREAS : GARAGE 37.1 m² PATIO 13.6 m² VERANDA 3.3 m²
 TOTAL : 168.7 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

