



**14/415-417 Boat Harbour Drive Torquay Qld**

**3  2  1 **

Those looking for a low-maintenance home base to return to between your nomadic travels will appreciate the convenience of simply locking up and leaving whenever you like. This well maintained and much-loved home would also make a solid investment.

This lovely low-set stand-alone brick unit is available furnished if suitable and is perfectly positioned in the lifestyle community of "Fraser Pacific Estate- with resort amenities including a pool and tennis court, and comes with reasonable body corporate rates.

Unit 14/415-417 Boat Harbour Drive, Torquay, features: -

- A low-set stand-alone brick unit in the lifestyle community of "Fraser Pacific Estate?
- Three spacious bedrooms, all with ceiling fans and built-in wardrobes
- The main bedroom includes a ceiling fan and a walk-through wardrobe into the ensuite with floor-to-ceiling tiles and a shower, vanity and toilet
- The bathroom features floor-to-ceiling tiles, a bath, a shower and a vanity, plus a separate toilet
- The kitchen includes plenty of bench and storage space, plus a pantry
- Appliances include an electric hot plate with a rangehood and a wall oven
- An open-plan living and dining area with reverse cycle split system air conditioning
- The laundry includes a utility cupboard and offers direct outdoor access to the clothesline
- An expansive front veranda providing covered access from the carport to the home
- A large covered outdoor entertainment area extending from the end of the front veranda

- A private courtyard with a garden shed and lovely established gardens
- This home is available furnished as shown if suitable
- Reasonable body corporate rates - full disclosure available
- Resort amenities include a resort-style pool and a tennis court

You have public transport at your doorstep and are only minutes away from the thriving heart of the Hervey Bay CBD and essential amenities, including shopping centres, hospitals, golf club, Hervey Bay Boat Club and marina, beaches, and the iconic Urangan Pier, all only a short drive away.

Villas in this price range and location are always in high demand - so don't miss this opportunity!

Contact our team now to arrange your private inspection - 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** : Under Contract | Offers From \$500,000  
**Land Size** : 407 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/14415417-boat-harbour-drive-torquay-qld/8324521>



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GROSS INTERNAL AREA  
 FLOOR 1: 99.39 m<sup>2</sup>  
 EXCLUDED AREAS: CARPORT: 18.14 m<sup>2</sup>, PORCH: 18.31 m<sup>2</sup>, PATIO: 33.53 m<sup>2</sup>  
 TOTAL: 99.39 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.