




### 32 Michelle Drive Point Vernon Qld

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Don't miss this rare opportunity to secure your piece of paradise in one of Hervey Bay's most sought-after locations in the popular bayside suburb of Point Vernon. This well-maintained brick and tile home was built in 2000 and is perfectly positioned on a 671m<sup>2</sup> allotment, adjoining Burton Court parkland to the rear, with clear side access on both sides and plenty of space to add a large shed and pool if desired.

This is where you will enjoy the lifestyle of being only a short drive away from beautiful Gatakers Bay and boat ramp, the esplanade, beach and golf course, along with the convenience of having Hervey Bay's essential amenities, including Shopping centres, hospitals, and everything else that makes Hervey Bay great all nearby.

32 Michelle Drive, Point Vernon, features: -

- A 671m<sup>2</sup> allotment adjoining Burton Court parkland to the rear and offering clear side access on both sides
- A well-maintained brick and tile home, completed in 2000
- Three spacious bedrooms, all with ceiling fans and built-in wardrobes
- The main bedroom includes a ceiling fan, reverse cycle split system air conditioning, and a built-in wardrobe
- The bathroom includes a shower, vanity and a bath, plus a separate toilet
- The kitchen has been updated and features ample bench and storage space, plus a breakfast bar and a pantry
- Appliances include an electric hot plate with a rangehood, a wall oven, and a dishwasher
- An open-plan lounge and dining area with a ceiling fan and reverse cycle split system air-conditioning
- An expansive North-facing outdoor entertainment area
- The laundry offers direct external access to the clothesline

- A spacious single garage with direct internal access to the home
- A Sungrow 5kW solar power system
- Beautiful, established gardens with a selection of fruit trees and vegetable beds
- A large 3m x 3m garden shed
- Rent appraisal \$580 - \$600 per week

This home will make a perfect low-maintenance base to return to between your nomadic travels, and astute investors will know that Hervey Bay is still one of the fastest-growing regions in the country, with a tight rental vacancy rate of less than 1%, making this home a sound investment opportunity as well.

The sellers are calling for an immediate sale - So contact our team NOW to arrange your private inspection or video call walkthrough; you will only be disappointed if you miss this one....

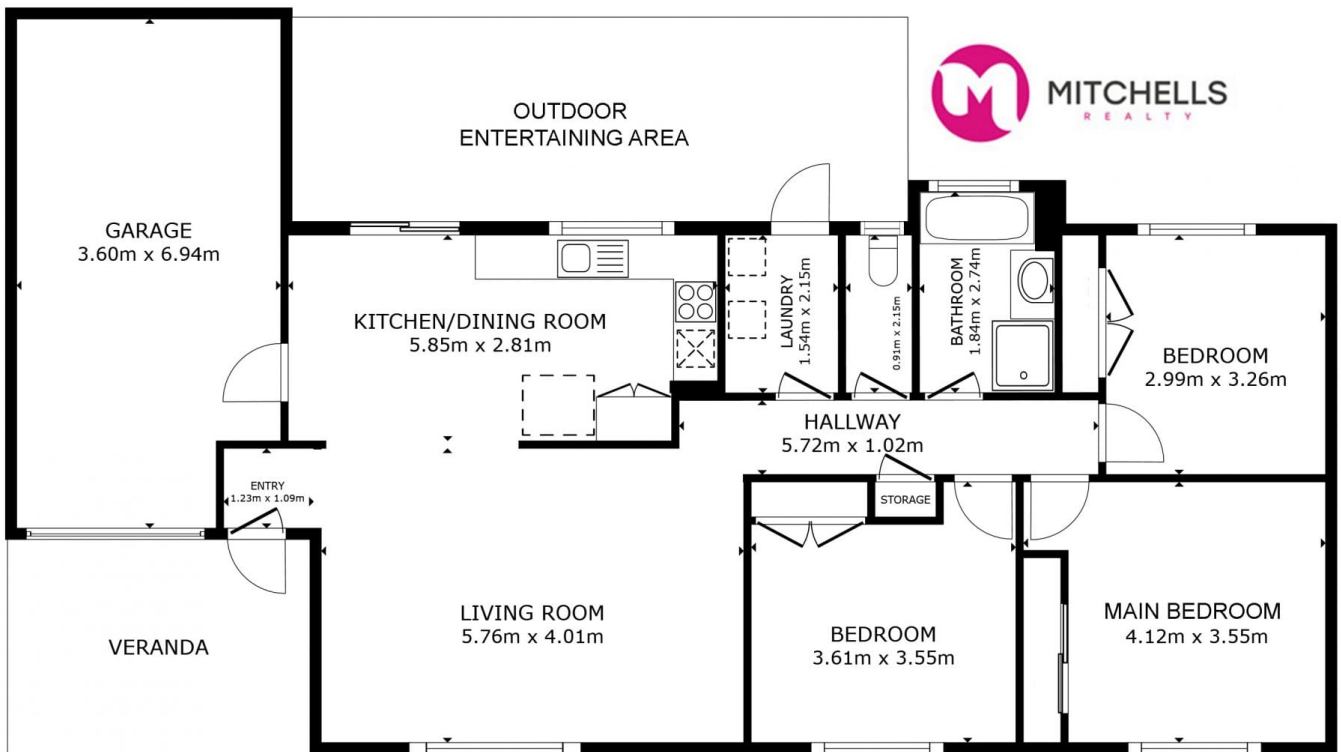
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

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**Price** : Urgent Sale \$750,000-  
**Land Size** : 671 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/32-michelle-drive-point-vernon-qld/8544130>



**Scott & Katrina Mitchell**  
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FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 99.4 m<sup>2</sup>  
 EXCLUDED AREAS : PATIO 23.4 m<sup>2</sup> GARAGE 23.9 m<sup>2</sup> VERANDA 12.0 m<sup>2</sup>  
 TOTAL : 99.4 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.