



**SOLD**

## UNDER CONTRACT

Only 5 years old, and ready to go!

Save yourself the anxiety of trying to get into your next home before Christmas, secure 69 Imperial Cct for yourself now.

If you are investing, you have a clean slate, there has not been a rent increase since 2022. So choose your own property manager and tenants. Current rental appraisal is \$620-\$640 / week.

- 4 bedrooms
- Ensuite, air conditioning & walk in robe to main
- Double garage
- Separate living room, air conditioned
- Full laundry (not in garage)
- Safety screens to all doors and windows
- Fenced corner block with good back yard access.
- Close to schools, shopping centre and hospitals.

Eli Waters is a growth area of Hervey Bay, with a new local shopping centre approved nearby, in addition to the existing conveniences of the Eli Waters Shopping Centre, Xavier Catholic College, Yarrillee State School, Public and Private hospitals / Medical Precinct and Golf Club all nearby.

And it wouldn't be Hervey Bay unless you were within 10 minutes of the beach! It's also a handy area if you do regular trips to Maryborough or Torbanlea for work or recreation.

Supply is tight in the 4 bedroom / ensuite / double garage home market right across Hervey Bay, and finding a neat, tidy one ready for you to move in is even tougher.

Contact me now for your inspection.

Paul Thompson @realty 0419 772 354

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$630,000

**OPEN FOR INSPECTION:**  
N/A



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**FLOOR PLAN**

Floor area: 165.24 sqm

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



**69 Imperial Circuit Eli Waters**

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.