



FOR SALE

NEAR NEW! - HERVEY BAY LIVING BY DESIGN IN SOUGHT-AFTER NEW ESTATE

Thoughtfully designed with long-term comfort and inclusivity in mind, this near-new (12-month-old) custom home blends luxury, space, and effortless living. Featuring 3 spacious bedrooms, 2 sleek bathrooms, and two light-filled living areas, it offers an incredible lifestyle for downsizers, families, or savvy investors alike.

Designed for Inclusive Living

You will immediately appreciate the accessibility upgrades throughout, including wider door clearances, a brilliantly upsized master ensuite with a seamless frameless shower, and professionally installed grab rails for complete peace of mind.

Spacious & Comfortable Interiors

The functional layout includes two distinct living zones—perfect for a media room, kids' play area, or quiet retreat. At the heart of the home, a stunning chef's kitchen equipped with a breakfast bar and ample storage makes everyday living and entertaining a breeze. Year-round comfort is guaranteed with fully ducted air conditioning and ceiling fans throughout.

Outdoor Living & Exceptional Garaging

Step outside to a covered alfresco area and a low-maintenance, fully fenced backyard complete with a handy garden shed. Vehicle storage and hobbies are well catered for with a double garage featuring sleek epoxy flooring and a rear roller door for direct drive-through access to the yard.

Premium Features at a Glance:

- * Accessibility Upgrades: Wider doorways, extra-large master ensuite, frameless shower screen, and secure grab rails.
- * Near New: Only 12 months old with modern fixtures and remaining builder's warranty.
- * Space & Comfort: 3 generous bedrooms, 2 stylish bathrooms, and 2 separate living areas.
- * Climate Control & Efficiency: Ducted AC, ceiling fans, and a 5kW solar system to minimize

3 BED | 2 BATH | 2 CAR

PRICE:

Offers Over \$779,000

OPEN FOR INSPECTION:

Aug 15 at 11:00am - 12:00pm



Richard Weedon

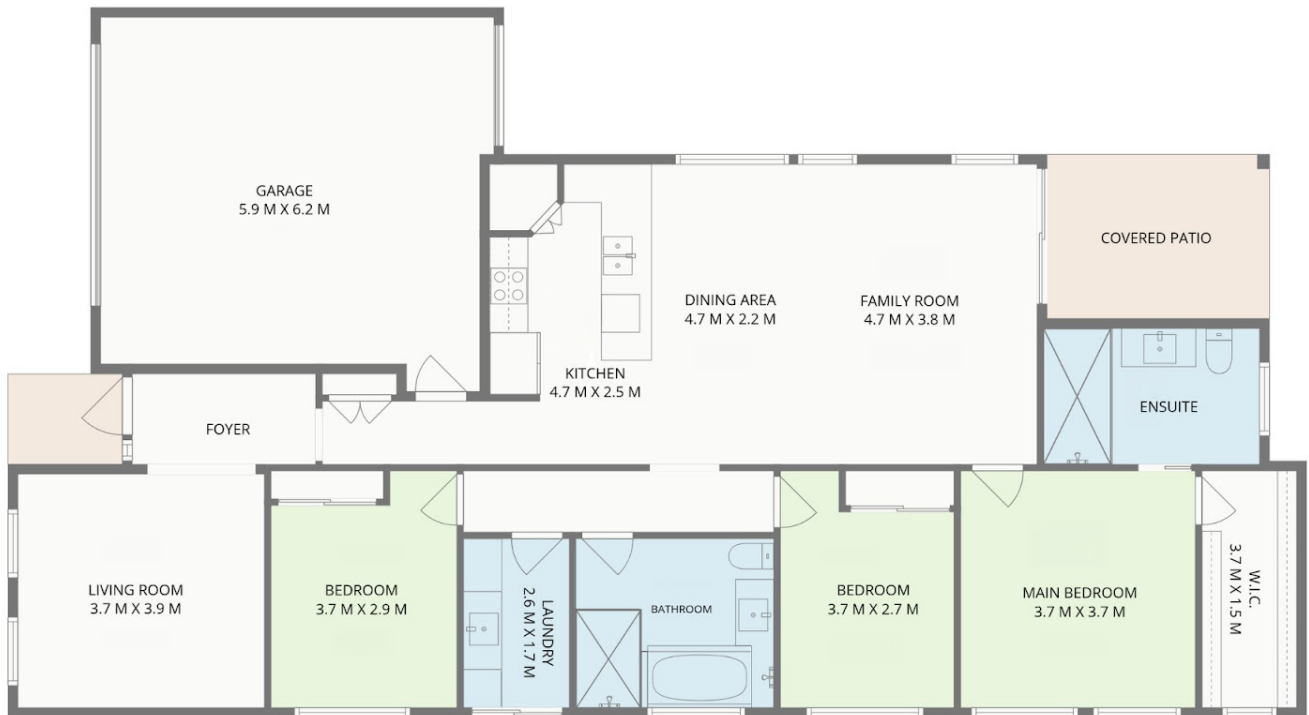
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7 LUCINDA WAY ELI WATERS

 3  2  2  450



This floorplan was created by Focus 11 Property Media and is indicative only, not survey grade. Measurements and layout details are believed to be reliable but are not guaranteed. Interested parties should make their own independent enquiries.

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.