

67/835 BOAT HARBOUR DRIVE, URANGAN, QLD, 4655



FOR SALE

HERVEY BAY LIFESTYLE LIVING - NO STAMP DUTY | NO EXIT FEES | RESORT LIVING

Resort living on the Esplanade at Hervey Bay, just 300 m from the beach and 1.2 km from the Boat Club and Marina. This near-new, three-bedroom home in the sought-after Anchorage Lifestyle Resort, an over-50s community, offers the ideal blend of comfort, quality and convenience.

From the open-plan living space that catches the ocean breezes, through to the north-facing outdoor alfresco, every inch of this home is designed for easy Queensland living and entertaining.

What You Will LOVE:

- Location: Only 300 m from the golden sands of Urangan Esplanade, with great dining and entertainment at the Boat Club.
- Open-Plan Design: The chef's kitchen, with a large island bench and walk-in pantry, is the heart of the home, flowing into the open dining and living area and out to the private alfresco.
- Year-Round Comfort: Cool ocean breezes, ducted air-conditioning, plus insulated ceilings and walls.
- Bedrooms: Three well-appointed bedrooms. The main suite has a walk-in wardrobe and private ensuite and its own access to the private alfresco. Bedroom 3 also has a walk-in robe and large windows for plenty of natural light.
- Two Easy-Access Bathrooms: Floor-to-ceiling tiling and easy-access showers, both a rain shower head and a handheld wand.
- Garage & Storage: Double remote garage with epoxy floor; internal laundry with courtyard access.
- Convenience: Close to doctors, pharmacy and buses, and minutes from major shopping centres, beaches and the Boat Club and Marina. The resort also has its own community bus for social outings.
- Pet-Friendly: A proud pet-friendly community with its own dedicated dog park.

The Financial Advantage:

- Keep More of Your Money: No stamp duty, no council rates and no exit fees.
- Capital Growth: Keep 100% of any capital gain when you sell.
- Rent Assistance: Eligible homeowners can access Commonwealth Rent Assistance to help offset the site fee.

3 BED | 2 BATH | 2 CAR

PRICE:
\$839,000

OPEN FOR INSPECTION:
N/A



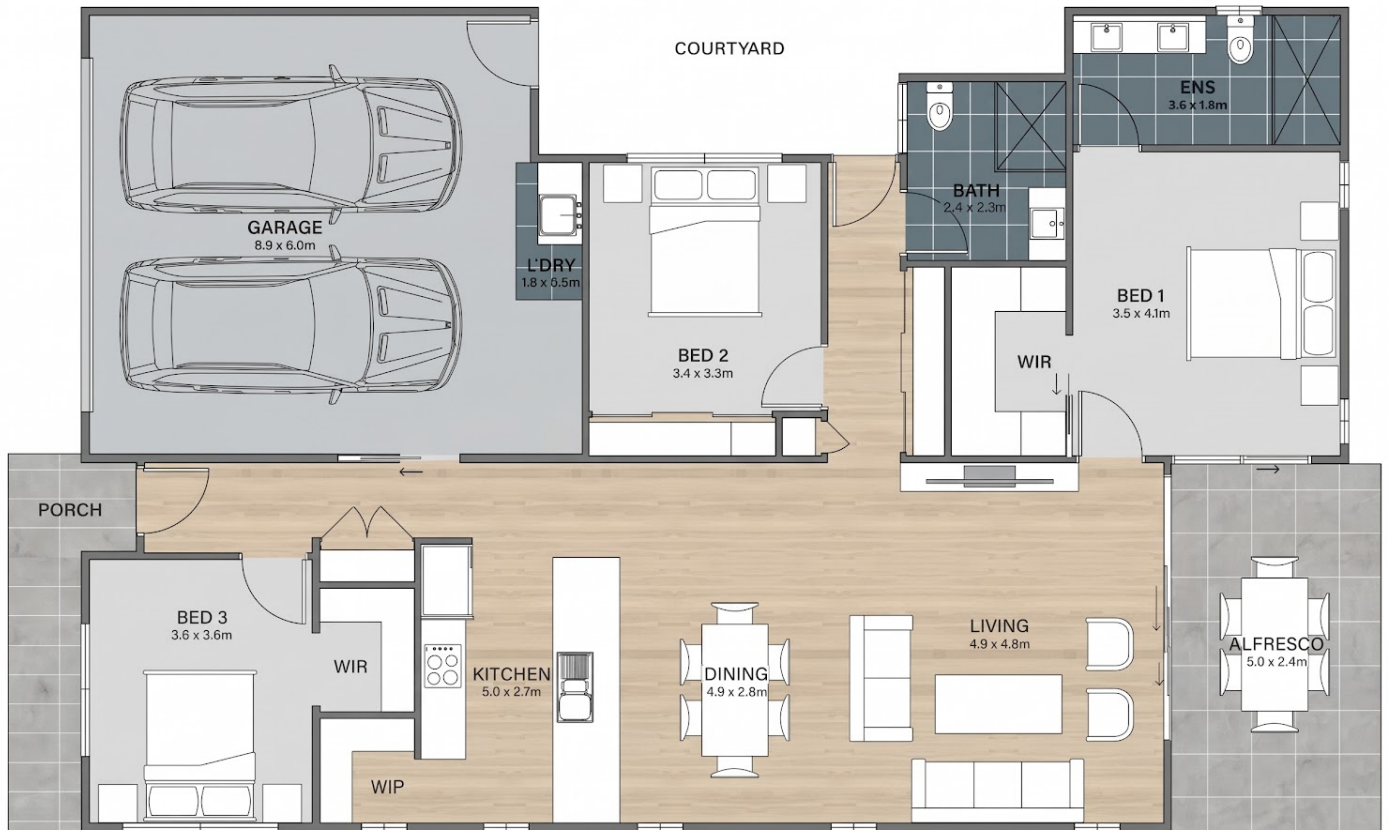
Richard Weedon

0481568420

richard.weedon@atrealty.com.au

www.herveybayliving.com.au

SPINNAKER FLOOR PLAN



This floorplan is indicative only, not survey grade, please make your 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.