



53B Murphy St, Point Vernon



A UNIQUE OPPORTUNITY TO SECURE A TWO BEDROOM UNIT IN THIS SOUGHT AFTER PENINSULAR SUBURB, WALK TO THE LOCAL SHOPS, THE BEACH, WALKING AND CYCLING PATH

\* UNDER CONTRACT IN 79 DAYS \*

BUY THIS UNIT and THE ONE NEXT DOOR.  
LIVE IN ONE and RENT THE OTHER OUT.

LOCAL SALES:

Unit 1/39 Corser Street, Point Vernon - Feb 2020 - \$218,500  
Unit 1/34 Banksia Street, Point Vernon - Dec 2019 - \$255,000  
Unit 2/8 Capri Court, Point Vernon - Oct 2019 - \$249,000

Each Unit Has a Separate Title:

L1 SP185031:PAR VERNON  
L2 SP185031:PAR VERNON

Lot 1 Was Leased at \$270.00 Per Week - Now Vacant.  
Lot 2 Leased at \$270.00 Per Week - Periodic Lease - Tenant Would Like to Stay.

Body Corporate for Survey Plan 185031 Community Titles Scheme 38381:

🛏 2 🚿 1 🚗 1 📏 315 m2

**Price** SOLD for \$205,000  
**Property Type** Residential  
**Property ID** 863  
**Land Area** 315 m2

#### AGENT DETAILS

Tony Stephens - 041 66 99 000

#### OFFICE DETAILS

Peregian Real Estate  
041 66 99 000



The Individual Owner is Responsible for the Interior and Exterior Maintenance of Their Property and Gardens.

The Building Insurance Fee is Divided 50% = \$658.00 - Expires 28/03/21  
(Total Cost for Both Units is \$1,316.00 Per Year)

Fraser Coast Regional Council Rates, Water and Sewage \$3,161.60 Per Year, Per Unit.

This Property Was Constructed in 1976 on a Land Size of 631 Sqm. (Unit Land Size Approx 315 Sqm)

The Current Sellers Have Partially Refurbished Both Units Which Includes New Kitchens.

Both Units Are a Mirrored Layout of Each Other.

- \* Ceiling Fans
- \* Security Screens
- \* Built in Robes to Bed 1
- \* Undercover Parking
- \* Front and Rear Yard

Age: 1976

Land Size: Approx 315 Sqm

Local Area:

This Home is Situated in an Ideal Convenient Location with the Sensational Blue Coastal Peninsular Waters of Hervey Bay a Short Distance Away. Walk and Enjoy a Meal or Drink at Brew & View 149 Esplanade or at the Renowned Gatakers Landing Restaurant.

Go Fishing or Kayak from one of the Two Boat Launch Ramps Surrounding this Coastline or from the North Sandy Beach.  
Enjoy a Barbeque or Picnic in one of the Recreational Parks.

The Area has Local Corner Stores on the Esplanade, Murphy Street and at Point Vernon Plaza, The Medical Centre and a Pharmacy is in Murphy Street, Local Bus Services are Available.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*