

4 Samphire Street, Eli Waters

Lifestyle, Location or Investment Potential – Don't Miss Out!

Positioned in the heart of Eli Waters, this well-presented modern home is tucked away in a quiet street and offers an outstanding combination of lifestyle, comfort and convenience. With quality updates already completed and excellent scope to add further value, this is a property that will appeal to families, owner-occupiers and investors alike.
At the centre of the home is a light-filled, air-conditioned open-plan living and dining area, seamlessly connecting to the kitchen and outdoor entertaining space - ideal for everyday living and hosting guests.

Key features include:

- Four built-in bedrooms, including a master suite with ensuite and walk-in robe
- Vinyl plank flooring to all living and high-traffic areas, with carpeted bedrooms
- Centrally located open-plan living and dining area with air conditioning
- Well-appointed kitchen with new induction cooktop, rangehood

4 2 2

FOR SALE
Please Call

AGENTS
Glenn Barsby
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AGENCY
LJ Hooker Fraser Coast
07 4191 3500

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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and dishwasher
- Covered outdoor entertaining area capturing morning sun and afternoon shade

The fully fenced rear yard offers excellent privacy and versatility, with established gardens, side access and plenty of space for a pool or additional shedding. A concrete slab and quality hobby shed are already in place, enhancing the home's practicality.

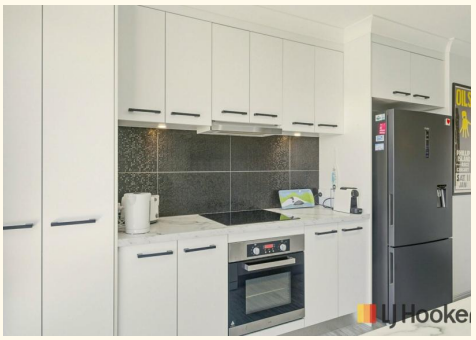
Additional highlights:
- Double garage with new roller door
- 640m2 block
- New blinds and security screens throughout
- Furniture and whitegoods available by negotiation
- Current rental appraisal of $700 per week

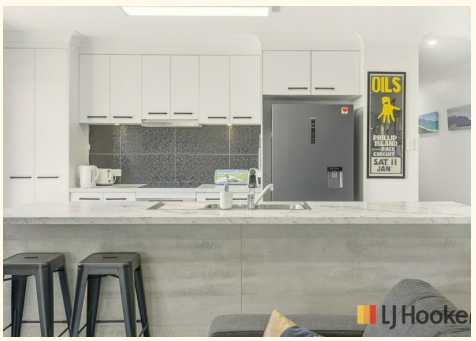
Located within easy walking distance to Xavier College and Yarrilee State School, just minutes from beaches, shopping centres, cafes, hospitals and the medical precinct, and only a five-minute drive to Hervey Bay Golf Club, this home delivers on both lifestyle and location.

Homes in this highly sought-after pocket are selling quickly. Contact us today to arrange your private inspection.











MORE DETAILS

Property ID	B9VHXD
Property Type	House
Land Area	640 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes

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4 SAMPHIRE STREET ELI WATERS

2 1 2 316



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.

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