







8 Steel Street, Nikenbah

# MOVE-IN READY – SPACE, COMFORT & CONVENIENCE!

A Home That Ticks All the Boxes! If you're looking for a home that offers space for the family, practical living and a convenient location, this well-presented 4 bedroom home is well worth your inspection!

Set on a 627m2 block, this brick and rendered home offers a comfortable layout with separate living spaces, an outdoor entertaining area and side access, making it an appealing option for families, first-home buyers, investors or those looking to secure a home ready to enjoy from day one. Step inside and discover a welcoming floor plan featuring an open plan kitchen and family area, complemented by a separate lounge and dining room. The kitchen is equipped with a dishwasher, while air-conditioning in the living area provides added comfort throughout the seasons.

Property Features Include:

- 4 built in bedrooms, main with ensuite
- Family bathroom & separate laundry
- Spacious kitchen with dishwasher, air-conditioned family, separate lounge & dining

4 2 2

**FOR SALE**
$769,000

**VIEW**
Sat 7th Nov @ 9:00AM - 9:30AM

**AGENTS**
Raelene Box
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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.

- Brick and rendered construction
- Double lock up garage with automatic door and internal access
- Side access, offering additional flexibility
- Outdoor entertaining area for relaxing with family and friends
- 627m2 allotment with town water

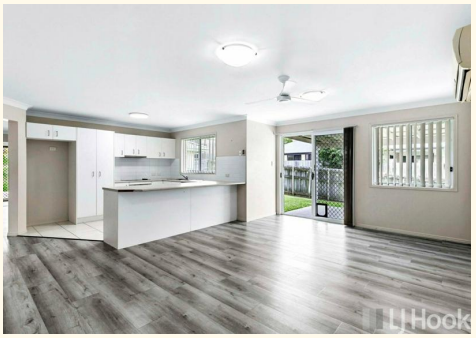
Conveniently Located Close to Everything!
Enjoy the convenience of being just a short drive from the Hervey Bay Hospital and medical precinct, local parks, schools, TAFE, university, shopping facilities and the beautiful beaches of Hervey Bay. Boating enthusiasts will also appreciate the proximity to the Hervey Bay Boat Club and nearby boat ramp, making it easy to enjoy the coastal lifestyle this region is famous for.

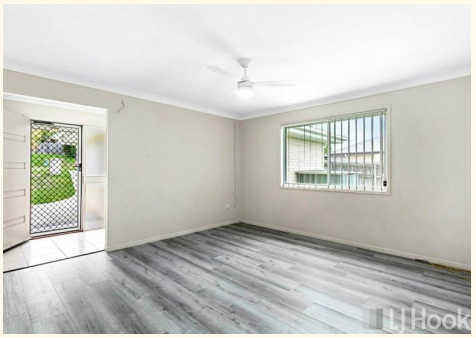
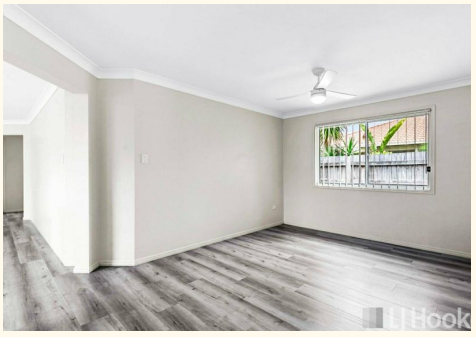
Whether you're searching for your next family home, a comfortable place to downsize or a solid addition to your investment portfolio, this property offers space, functionality and a location that makes everyday living easy.

Don't miss your opportunity to secure this home. Located on the Fraser Coast, the tourist gateway to whale watching & heritage-listed Fraser Island. Raelene looks forward to meeting you & showing you through this great property. Call today for your private viewing.

## MORE DETAILS

| | |
|---|---|
| Property ID | BQ2HXD |
| Property Type | House |
| Land Area | 627 m2 |
| Including | Ensuite |
| | Air Conditioning |
| | Dishwasher |
| | Outdoor Entertaining |
| | Built-in-Robes |
| | Secure Parking |
| | Fully Fenced |

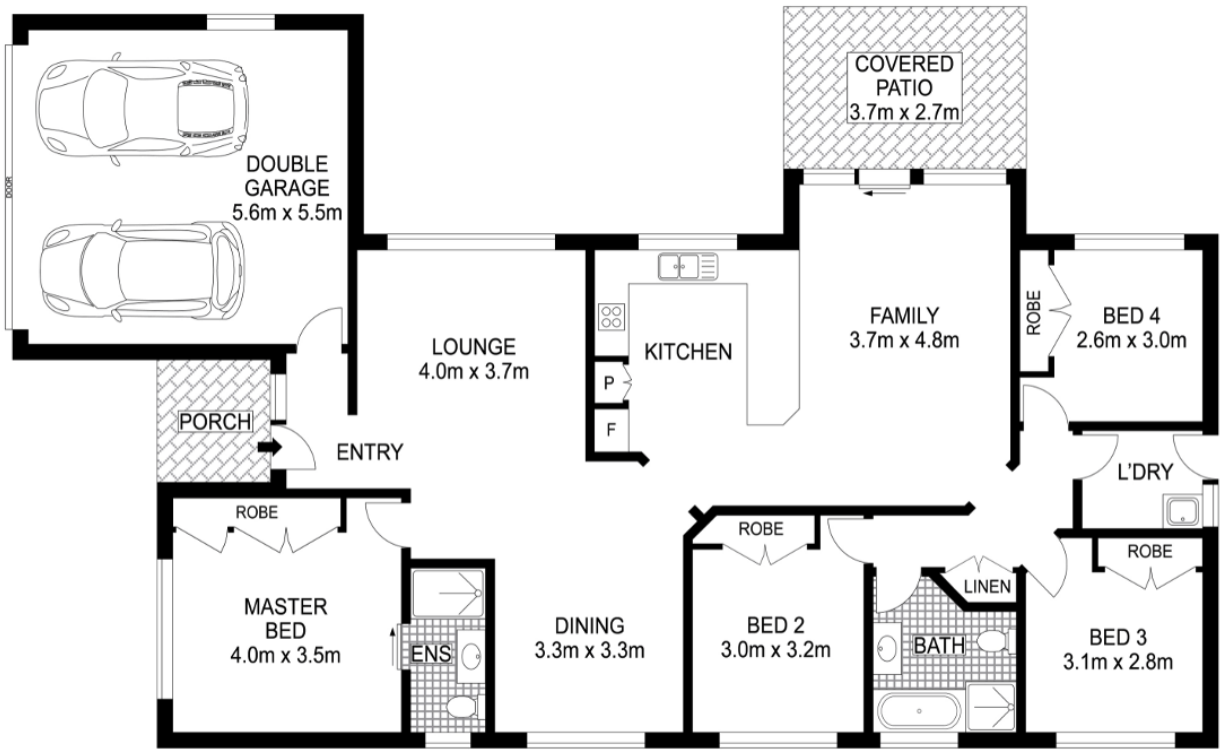


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North Point

## 8 Steel Street, Nikenbah

This plan is for illustration purposes only. Although dimensions and areas are as accurate as possible, it is conceptual with no guarantees on its accuracy. External parties should rely on their own enquires.

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