

## Pialba, 35 Quarterdeck Avenue

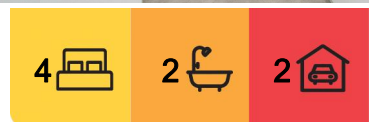
UNDER CONTRACT | Quality home in the Ocean Blue Estate

Just walking distance to the Hervey Bay Esplanade, this 12 month old home is currently available for those looking to buy an easy to maintain property in one of Hervey Bay most popular beachside suburbs of Ocean Blue Estate:-

- 4 inbuilt bedrooms with an ensuite and walk in robe to the airconditioned master bedroom
- Tiled floors throughout all of the living and traffic areas with quality carpeting to all bedrooms
- A centrally located living/dining room adjacent to the kitchen as well as separate formal lounge
- Outdoor patio
- Separate media room
- Air-conditioning available
- Stone-top kitchen with stylish stainless steel appliances



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Please Call

**View**  
[l.jhooker.com.au/AXRHXD](https://l.jhooker.com.au/AXRHXD)

**Contact**  
**Tony Sprake**  
0407 745 714  
[tony.sprake@l.jhooker.com.au](mailto:tony.sprake@l.jhooker.com.au)

**LJ Hooker Fraser Coast**  
**07 4191 3500**

- 2 vehicle garage with remote panel lift door
- Side access for a vehicle
- Walking distance to Hervey Bay State High and Pialba State Schools
- Just minutes to everything. beaches, shopping centre, cafes/clubs/restaurants, the marina and boat ramps
- Hervey Bay Golf Club just around the corner
- Fully fenced and secure rear yard
- Excellent tenants currently in place returning \$620 per week

Homes in this highly sought-after neighbourhood have been selling the minute they are listed so don't hesitate on this particularly amazing home and book your private inspection today.

## More About this Property

|                      |  |
|----------------------|--|
| <b>Property ID</b>   | AXRHXD   |
| <b>Property Type</b> | House  |
| <b>Land Area</b>     | 601 m2   |
| <b>Including</b>     | Air Conditioning<br>Outdoor Entertaining<br>Built-in-Robes |

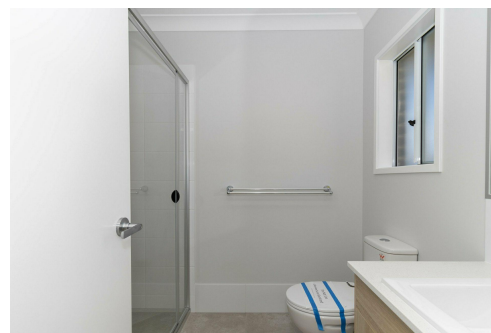
**Tony Sprake 0407 745 714**

Licensee | [tony.sprake@ljhooker.com.au](mailto:tony.sprake@ljhooker.com.au)

**LJ Hooker Fraser Coast 07 4191 3500**

331 Esplanade, SCARNESS QLD 4655

[frasercoast.ljhooker.com.au](http://frasercoast.ljhooker.com.au) | [frasercoast@ljhooker.com.au](mailto:frasercoast@ljhooker.com.au)



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GENERAL NOTES:  
 Figure dimensions take precedence to scaled dimensions.  
 Internal dimensions between framing, etc. do not include the  
 allowances for lining thicknesses.  
 Angled walls shall be 45° unless noted otherwise.

Separate W/C rooms to have Lift off Hinges

All Bathrooms, W/Cs, Ensuite and Laundries, without  
 Natural Ventilation (windows) to have Mechanical Exhaust  
 Fans.

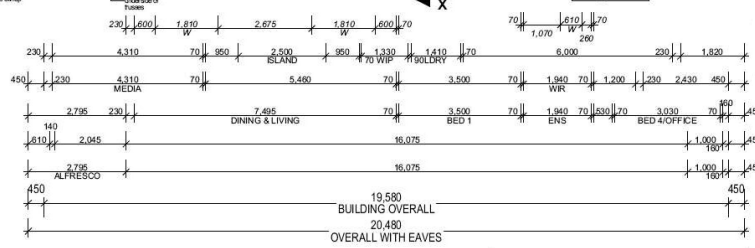
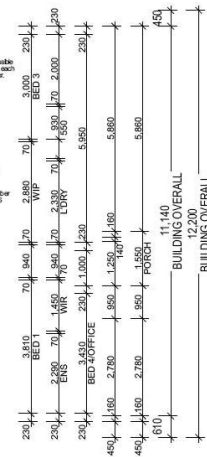
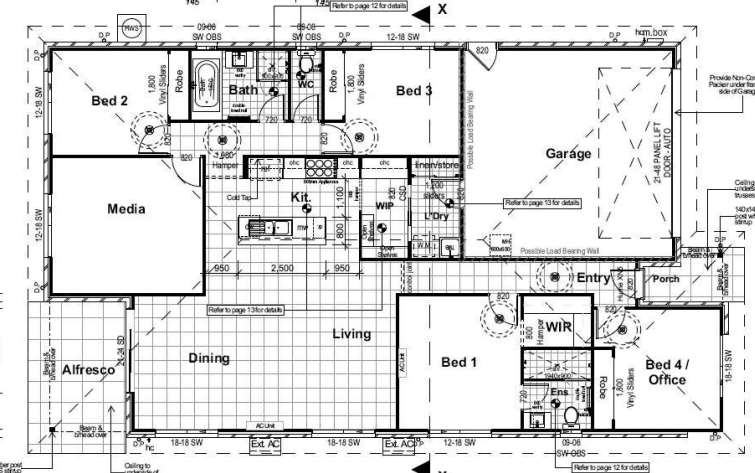
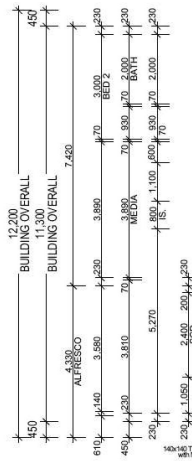
Post & Columns  
 ● = SHS  
 ■ = Timber

SMOKE ALARMS MUST COMPLY WITH THE REQUIREMENTS OF  
 BCA, PART 3.7 - FIRE SAFETY AND THE BUILDING REGULATION  
 PART 4

OVERALL WITH EAVES  
 19,580  
 BUILDING OVERALL  
 18,210



| AREA TABLE |                       |
|------------|-----------------------|
| Area       | SQ METRES             |
| 1 LIVING   | 160.77                |
| 2 GARAGE   | 39.54                 |
| 3 ALFRESCO | 12.10                 |
| 4 PORCH    | 3.88                  |
|            | 216.29 m <sup>2</sup> |



**Ground Floor Plan**  
 Scale 1:100

**Smoke Alarm Legend**

- Photoelectric Smoke Alarm
- 300mm clearance to any wall or light fitting
- 400mm clearance to any Fan Blade

WD  
 Subject to Variation



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 Part is Strictly Forbidden.

Site Address:

| Rev | Description                         |
|-----|-------------------------------------|
| A   | 26.03.2021 - Prelim by JA           |
| B   | 23.05.2022 - Working Drawings by JA |
| C   | 16.09.2022 - Issued by JA           |
| D   |                                     |
| E   |                                     |
| F   |                                     |
| G   |                                     |
| H   |                                     |
| I   |                                     |
| J   |                                     |
| K   |                                     |
| L   |                                     |

House Type:  
**HARVEY216 - BC - SLAB - F1  
 -HP - V.1**

Issue: WD Issue Date: 21/09/2022  
 Drawn By: JA Checked By: MS  
 Scale: As Shown on A3 Page  
 Job No: **27291\_04** Project No:  
 Rev. - Plot Date: 16/09/2022

FLOOR PLAN



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