



Scarness, 50 Stephenson Street

UNDER CONTRACT | Amazing Development Potential
with 2 Street Access

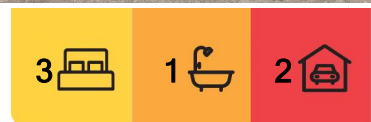
This is a rare opportunity to secure a fantastic property in the heart of Hervey Bay. Whether you're looking for an investment or redevelop, the possibilities here are truly endless.

Perched on a generous 1,214m2 block with dual street access, 50 Stephenson Street, Scarness, offers the perfect canvas for your vision. Inside, you'll find beautiful Fraser Island hardwood floors throughout, showcasing the craftsmanship when homes were built to stand the test of time.

Ideal for subdivision, units, or build a granny flat, while families will love room to park the boat or caravan and enjoy the space and charm this home provides. Whether you're planning to modernize and make it your own or explore redevelopment possibilities, this property offers immense potential.



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
ljhooker.com.au/AXJHXD

Contact
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LJ Hooker Fraser Coast
07 4191 3500

One of the last properties left of this size in Scarness.

Property Highlights:

- Large 1,214m2 block with 2 street access, Zoned Medium Density Residential, this property holds excellent potential for unit development (subject to council approval – STCA).
- 3 huge Bedrooms with built-in robes
- 1 Bathroom plus separate toilet
- Office
- Fraser Island hardwood floors throughout.
- Large kitchen with gas stove and ample storage
- Generous sized lounge room
- Spacious family/entertainment room
- Large back deck, overlooking the expansive backyard
- Fully fenced yard, with 2 street access entry from Stephenson Street or Zephyr Street).
- Smoke Alarm compliant
- Large shed with two car spaces, workshop, and a rear access roller door (drive-through).
- Cement slab for caravan/boat storage
- Walking distance to the beach & shops.
- Walk through video available on request.

Opportunity Awaits at 50 Stephenson Street, Scarness - Your Dream Home or Investment Awaits!

With its timeless appeal and prime location, this is an investment or home you won't want to miss. Don't let this opportunity pass by-contact Glenn Barsby today to discover the full potential of 50 Stephenson Street, Scarness!

More About this Property

Property ID	AXJHXD
Property Type	House
Land Area	1214 m2
Including	Deck Outdoor Entertaining

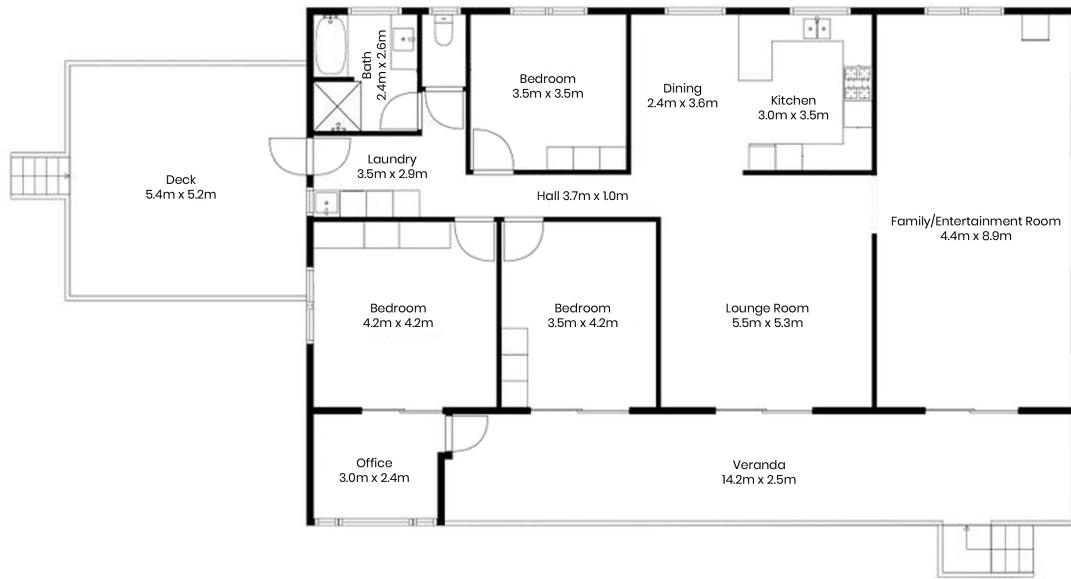
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50 Stephenson Street, Scarness

THE FLOOR PLAN IS NOT TO SCALE, ALL FEATURES INCLUDED IN THIS 2D PLAN ARE FOR INSPIRATION PURPOSES ONLY.
THIS IS NOT AN EXACT REPLICATION OF THE PROPERTY OR THE POSITION OF EXTERIOR ELEMENTS. PLANS SHOULD NOT BE RELIED ON. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES