




633 Boat Harbour Drive, Urangan

## A High-Yield Coastal Investment with Multiple Income Streams

Positioned in one of Hervey Bay's most sought-after coastal precincts, 633 Boat Harbour Drive, Urangan presents a rare opportunity for investors seeking a strong-performing asset with immediate income and long-term growth potential.

Purpose-built for shared accommodation, this unique property has been thoughtfully configured to maximise rental returns, offering five separate self-contained units, each featuring a private bedroom, bathroom and living space. A centrally located shared kitchen and laundry facility provides convenience for residents while maintaining an efficient and practical layout.

With tenants already in place, investors can enjoy the benefits of an established income stream from day one, eliminating vacancy concerns and providing immediate cash flow. The property is currently returning a net income of approximately \$96,000 per annum, further strengthening its appeal as a high-performing investment. The property's configuration appeals to a broad tenant demographic, including workers, retirees, singles and those seeking affordable, independent accommodation close to essential amenities.

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### FOR SALE

Offers Above \$1,200,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Fraser Coast  
07 4191 3500

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Interested parties must rely solely on their own enquiries.



Situated on the highly visible and well-connected Boat Harbour Drive corridor, residents enjoy easy access to Urangan's beaches, marina precinct, shopping centres, cafes, medical facilities and public transport. This prime location continues to attract strong rental demand, supporting both occupancy rates and future capital growth prospects.

#### Investment Highlights:

- Five separate one-bedroom, one-bathroom self-contained units
- Shared communal kitchen and laundry facilities
- Existing tenants in place providing immediate rental income
- Returning a net income of approximately \$96,000 per annum
- Purpose-designed for shared accommodation
- Close to beaches, marina, shopping, transport and local amenities
- Excellent addition to a growing investment portfolio

Properties offering multiple income-producing dwellings in such a desirable coastal location are increasingly difficult to secure. Whether you're looking to expand your portfolio or acquire a set-and-forget investment with established returns, 633 Boat Harbour Drive delivers a compelling opportunity.

For further information or to arrange a private inspection, contact Tony Sprake today.

#### MORE DETAILS

Property ID	BGBHXD
Property Type	House
Land Area	506 m2
Including	Air Conditioning Built-in-Robes

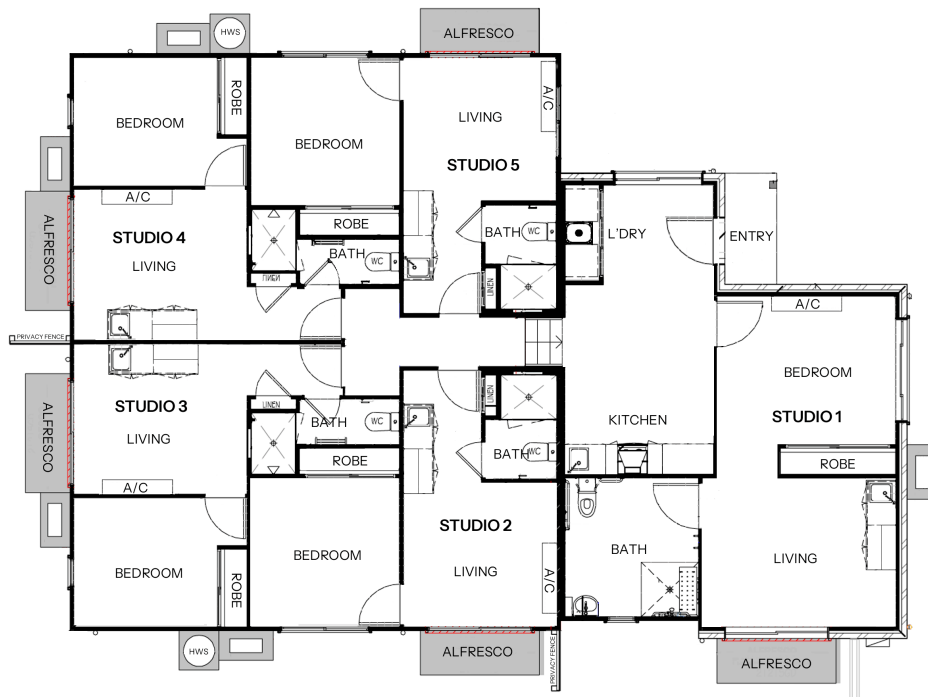
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