



160 Torquay Rd, Scarness



PRIME INVESTMENT OPPORTUNITY

Don't miss out on this opportunity to acquire a fully tenanted block of three units at 160 Torquay Road, Scarness—an ideal addition to your investment portfolio. Each unit is currently leased, ensuring immediate rental income. With potential for renovation, there is opportunity for increased rental returns.

Each unit features a kitchen, living and dining area and bathroom. While the units are functional, they offer a solid foundation for updates and improvements that could enhance rental returns and modernize the space.

Unit Configuration: Three units. The lower floor consists of two units, each with 2 bedrooms and 1 bathroom. The upper floor consists of one unit with 3 bedrooms and 1 bathroom.

- **Land Size:** Spacious 642 m² block, offering potential for future development (STCA) or enhancements.
- **Current Rental Income:** With all three units currently leased out, weekly rent amounts to \$930/week. All tenants are long term and willing to stay on if new owner agrees.
- **Current Lease Arrangements:**

Lease end date: 13/07/2025 @ \$300 per week

Lease end date: 20/05/2025 @ \$280 per week

7 3 642m²

Price SOLD for \$830,000

Property Type Residential

Property ID 11259

Land Area 642 m²

AGENT DETAILS

Shane Laraghy - 0434 342 232

OFFICE DETAILS

Hervey Bay and Burrum Heads
1/3 Ivor Drive Burrum Heads, QLD,
4659 Australia
0434 342 232



Lease end date: 12/07/2025 @ \$350 per week

Investment Potential:

Scarness is a sought-after suburb in Hervey Bay, known for its vibrant community and attractive lifestyle offerings. This property presents a rare opportunity to secure a ready-made income stream in a high-demand location.

Beach Proximity: Just a short stroll to the pristine Scarness Beach, offering a relaxed coastal lifestyle.

- **Local Amenities:** Close to a variety of cafes and shops including Enzo's on the Beach, 50's Diner Hervey Bay & Sea Breeze Café.
- **Public Transport:** Well-served by public transport, with bus stops at Torquay Road near Bryant Street and Hunter Street, facilitating easy access to surrounding areas.

What's Nearby?

- **Scarness Beach** – 9-minute walk
- **Hervey Bay Airport** – 10-minute drive
- **Hervey Bay Hospital** – 10-minute drive
- **St Stephen's Hospital** – 10-minute drive
- **Hervey Bay Botanic Gardens**- 6-minute drive
- **Urangan Pier** – 8-minute drive
- **Hervey Bay Golf Club** – 7-minute drive

Hervey Bay Growth

With an influx of interstate buyers investing in properties or relocating to the area, Hervey Bay's population is set to grow, leading to continued demand and lower rental vacancy rates in the coming years

For more information or to arrange an inspection, please contact Exclusive Marketing Agent Shane at 0434 342 232

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