

## LAND FOR SALE

### Prime Waterfront Land - Mariners Cove

sprake web id# 7853543

This 1,239m2 waterfront block of land is located in Mariner's Cove, one of Hervey Bay's premier residential estates. It's in an elevated position facing north across the canal and in a perfect place to build your dream home and enjoy the great outdoor lifestyle Mariner's Cove has to offer. Located close to Eli Waters shopping complex and only a very short drive to the centre of Hervey Bay.



# \$232,000

John Whalan  
0408 723 891



## sprake real estate

### HERVEY BAY

331 Esplanade, Scarness Q 4655

# 4191 3500

4124 6244 Fax

herveybay@sprakerealestate.com.au

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sprake  
real estate since 1938

Whilst care has been taken in the preparation of this Magazine, the particulars are not to be construed as containing representation of the facts upon which interested party is entitled to rely. All interested parties should make their own enquiries.

# real estate

## HERVEY BAY

### -31st May 2013 -

See over page



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real estate since 1938

agents - auctioneers - valuers - developers

## Who Are We

R.G Sprake & Co has a long and distinguished history of serving the region with professional excellence in all facets of the real estate industry.

Founded in 1938 by the late Mr Reginald George Sprake and his father the late Mr George Thomas Sprake, the firm has consistently provided a comprehensive range of services to clients of Maryborough, Hervey Bay and South Burnett Districts.



**Reginald George Sprake**

In 1960 Mr Bruce Reginald Sprake, the third generation of the founding family, joined the firm and now has almost 47 years in the Real Estate industry. Bruce, along with wife Carmen, became principals of the firm in 1978 dedicated to serving clients with integrity and providing a complete range of services to the people of Maryborough and Hervey Bay.

With Bruce's increasing involvement in property development throughout the district, administration of R.G Sprake & Co has passed to the current principal Mr Anthony (Tony) Reginald Sprake, the fourth generation family member of the family company, who joined the firm in 1995. Tony, like Bruce, is a fully licensed Real Estate Agent, Auctioneer and Registered Valuer and is committed to providing the highest standard of service to all clients to ensure the continued success of the family-styled service in the ever-changing world of the future. Now Tony is joined in the enterprise by his brother-in-law Peter Mott also a Licensed Agent and Auctioneer.



**Bruce Sprake**

With over 70 years of operation, R. G Sprake & Co now guarantees a culture of professionalism and expertise into the future, from a team of skilled people who are committed to providing a customer and client service that is second to none in personalization reliability and honesty.

R.G Sprake & Co has a proud tradition of excellence to uphold and with their unsurpassed reputation in the Real Estate industry in this region, this ensures success for the people of Maryborough, Hervey Bay and surrounding districts who choose 'Sprakes' in their Estate dealings.



**George Thomas Sprake**



**Tony Sprake**

## Pet Friendly Duplex

sprake web id# 7901333



This neat little 2 bedroom Duplex is nestled in a quiet street close to shopping and the beach in Point Vernon. Features:-

- 2 bedrooms built-in
- Very low body corp set-up
- Side access to fenced back yard
- Pet friendly in a quiet location close to all amenities

**Offers from \$195,000**

2/10 Hayworth Street, Point Vernon

Sid Boshammer or Kerri Boshammer  
0407 571 849 0428 120 656



## Hervey Bay's Premier Resort

sprake web id# 7408883



Where else in Queensland could you buy into a world class highrise resort for such a little investment as can be achieved with this brilliant Peppers Pier Resort unit?

Opening out to this spectacular unit and its elaborate swimming pools as well as sun decks and pavillions, this well appointed studio apartment boasts a kitchenette, spacious living, ensuite with spa, laundry and private courtyard.

The unit has air conditioning and high end furnishings throughout and has immediate access to the first class restaurants & day spa within the complex as well as opposite the glorious beaches of Hervey Bay.

**\$220,000**

G21/569 Esplanade, Urangan 'Peppers Pier Resort'

Tony Sprake  
0407 745 714



## LAND FOR SALE

ADDRESS	PRICE	WEB ID#	AREA	AGENT	
7 Inverness Court, Wondunna	\$175,000	7058513	2057m2	Sid	0407 571 849
23 Oceanview St, Pt Vernon	From \$200,000	5520592	711m2	Sid	0407 571 849
26 Foreshore Dr, Urangan	\$265,000	5721102	688m2	John	0408 723 891
154 Pulgul St, Urangan	\$195,000	4380482	838m2	Tony	0407 745 714
4 Fulmar Crt, Burrum Heads	\$129,000	4380462	700m2	Tony	0407 745 714
32 Vine Forest Dr, D/Beach	\$295,000	7743273	4076m2	Sid	0407 571 849
104 Christensen St, Urraween	\$285,000	6220903	1193m2	Tony	0407 745 714
12 Piggford Lane, Nikenbah	POA	4744732	40 acres	Tony	0407 745 714
6 Swan View Drive, Toogoom	From \$100,000	6397673	673m2	Sid	0407 571 849
15 Barramundi Dr, B/Heads	\$138,000	6910213	847m2	John	0408 723 891
Esplanade, Point Vernon	\$590,000	480392	1062m2	Tony	0407 745 714
7 Fleming Place, Wondunna	\$200,000	7353355	2019m2	Sid	0407 571 849
116 Limpus Street, Urangan	\$150,000	7628913	701m2	Sid	0407 571 849
9 Mermaid Court, Eli Waters	\$232,000	7853543	1239m2	John	0408 723 891
54 Hughes Road, Urangan	from \$189,000	8033893	2000m2	Sid	0407 571 841
13 Nautilus Court, D/Beach	Mid \$500,000's	8103763	2068m2	Sid	0407 571 841

Brand Spanking New 4 B/R Homes From \$311,000.....



- 4 bedrooms with ensuite & walk in robe to main
- Separate formal lounge & kitchen/dining
- Tiling to all living areas and carpets to bedrooms
- Very close to schools and 5 minutes to boat harbour
- Double lockup garage and driveway
- Vertical blinds & screens to windows
- Rear outdoor patio and fenced rear yard
- Price \$325,000



Deluxe Inclusions @ \$325,000



New 4 Bedroom @ \$311,000



New Home @ \$310,000

- Just minutes to schools, shopping centre & boat harbour
- 4 bedrooms with ensuite to main
- Separate lounge & family/dining
- Double lockup garage with driveway
- Vertical blinds & screens to windows
- Rear outdoor patio
- Fully fenced rear yard
- Brand new for just \$325,000
- Just minutes to schools, shopping centre & boat harbour
- 4 bedrooms with ensuite to main
- Separate lounge & family/dining
- Double lockup garage with driveway
- Vertical blinds & screens to windows
- Rear outdoor patio
- Fully fenced rear yard
- Price \$311,000
- 3 bedrooms + ensuite
- Study
- Double remote garage with stencil driveway
- Vertical blinds & screens to windows
- Tiles to living areas & carpets to bedrooms and lounge
- Fully turfed & fenced yard
- Price \$310,000

For further details contact Tony Sprake on 0407 745 714



Fantastic Home In Highfields Estate

sprake web id# 8277233



This superb executive-style rendered block home in the very heart of Hervey Bay and close to hospitals, medical centre, schools and the Pialba CBD is ready for you to move straight in!!!

- 4 inbuilt bedrooms main with ensuite and walk-in-robe
- Spacious kitchen with dishwasher overlooking the entertainment area
- Separate lounge
- Ducted air conditioning throughout
- Security screens to all windows and doors
- Tinted windows & insulated roof
- Covered outdoor entertainment area
- Attached double garage as well as side access to a double lockup colorbond shed

All this and much more is available with this elite home situated on a fully fenced 801m2 block of land, so give Raelene a call today as the owners instructions are clear, they want this home sold NOW!!!



\$389,000

18 Bayswater Drive, Urraween

Raelene Box  
0412 577 866



## Riverfront Retreat On 11 Acres

sprake web id# 7649903



Relax and enjoy the waterfront lifestyle on Beelbi Creek just 15 mins north of Hervey Bay. The sale of this beautifully presented 3 bedroom home offers some lucky buyer the chance to fish, crab and even run a couple of animals on your very own waterfront retreat.

Features include:-

New granite kitchen & sparkling in-ground pool; 3 spacious bedrooms, ensuite and main bathroom; Poolside gazebo for entertaining & relaxing; Your very own jetty where you can fish or crab without even having to launch the boat; Fenced 11 acres with room for a horse

**Offers from \$675,000**

611 Toogoom Road, Beelbi Creek

Sid Boshammer or Kerri Boshammer  
0407 571 849 0428 120 656



## Stylish, Spacious, Private &amp; Central

sprake web id# 6790523



This cleverly designed home helps create a feeling of space, comfort and a very family friendly environment in a sought after upmarket cul-de-sac. With 2 separate living areas leading out to a spacious and relaxing covered alfresco area surrounded by established gardens with no back neighbours to worry you. Just move straight in, nothing to do.

Features include:-

King sized main bedroom with WIR and ensuite; Separate lounge, formal dining and family room; Large alfresco area; Air conditioned and ceiling fans; Sunny outdoor nook to enjoy your morning cuppa and paper; Near new dishwasher; 10,000 ltr Rain water tank; Hard stand at side for boat or caravan or both; Fully fenced 843 level allotment with established gardens.

**\$447,000**

7 Kirriemuir Court, Kawungan

Sid Boshammer or Kerri Boshammer  
0407 571 849 0428 120 656



## Ideal Entertainers Home With Home Bar

sprake web id# 8140703



Just 2 minutes drive to the Fraser Island ferries and boat ramps giving access to abundant fishing grounds, this well-refurbished home is now available, featuring:- 3 bedrooms, 2 with water views; Separate living room and gorgeous kitchen; Polished Fraser Island hardwood floors; Entertainment balcony overlooking Fraser Island; Downstairs rumpus room with fully functional bar (incl. beer taps, glass washer) & pool table; Downstairs outdoor entertainment as well as extra toilet & shower room; 2 car secure remote garaging + off-street parking; Fully fenced yard with room to locate a boat/caravan port; Fully established yard and gardens; 1 min to IGA store, cafe, chemist and doctors; Just 10 minutes to the Airport; Stunning dawn and dusk sea views.

**\$319,000**

43 Curlew Terrace, River Heads

Tony Sprake  
0407 745 714



## Immaculate Home Unit

sprake web id# 7623893



This is arguably one of the best home units currently on the market in Hervey Bay. Situated right in the centre of Scarness, this immaculate townhouse boasts:- 3 bedrooms with an ensuite and w/i robe; A stone top kitchen with heaps of storage; Living room plus a separate lounge; Air conditioning & tinted windows; Outdoor entertainment pergola; 2 car garaging and direct access to corridor; Resort pool and alfresco/BBQ areas; Private & secure courtyard; Just a short walk to the Scarness foreshore.

A home unit of this calibre is not expected to remain long, so don't be too late.

**\$385,000**

14/29 Stephenson Street, Pialba

Tony Sprake  
0407 745 714



## Prize Location - Beautiful Home!!!

sprake web id# 7790183



All you need to do is move in to this quality Perry Home and unpack, the rest has already been done for you!!! You can even take an evening stroll along the Esplanade and only 500 metres to the refurbished Gatakers Bay boat Ramp.

3 Bedrooms and office, main with ensuite & air conditioning; Air conditioned living areas; Solar hot water/tinted windows/roller blinds to windows; Insulated roof/security screens to windows; Outdoor entertainment area with ceiling fan; Attached double lock up garage & side carport; 6x6 workshop in the back yard(could gain driveway access if the garden was removed); Situated on a beautifully landscaped fully fenced 770m2 block of land in a quiet street in one of Hervey Bays most sought after locations Point Vernon!!!

**\$389,000**

20 Polson Street, Point Vernon

Raelene Box  
0412 577 866

## Fantastic Home Unit!!!

sprake web id# 5317762



This home unit is situated in a great location close to schools, sporting fields and the shops. Currently this unit has a great tenant in place and at this stage is willing to stay on. Comprising of 2 bedrooms, renovated bathroom, air conditioned open plan living area, attached single lock up garage and not too far from the park. Contact Raelene today to book your private viewing.

**\$185,000**

7/11 Doolong Rd, Kawungan

Raelene Box  
0412 577 866

## Family Friendly Cul-De-Sac Living

sprake web id# 7296503



Room for the kids to play both inside & out of this affordable home on 3637m2. This tranquil family friendly Craignish property is close to the beach, golf courses, shopping and medical centre.

Features:-

Polished timber floors and spacious timber deck overlooking the fully fenced backyard, large modern kitchen opening out to a very private alfresco dining area, 4 car accom + separate powered workshop, 3 bedrooms all built in with designer ensuite to master, recently renovated throughout including a family sized bathroom with full sized bath.

**Offers from \$399,000**

22 Highland Place, Craignish

Sid Boshammer  
0407 571 849or Kerri Boshammer  
0428 120 656

## Family Living In Exclusive Estate

sprake web id# 7957323



This family residence which is situated on 813m2 fenced allotment in Highfields Estate is close to major shopping, hospitals, medical centre and the Pialba CBD.

Features Include:

Spacious 4 inbuilt bedrooms with ensuite and WIR to main; Separate formal lounge, dining and family room; Galley style kitchen with 1mtr fridge space; Covered outdoor north facing entertainment area under main roof with park outlook; Double door entry plus ornate cornicing in living areas; Double auto garage with internal access; 4mtr side access, room for shed & pool.

All this and more is available in this family home so call now to arrange an inspection.

**\$369,000**

50 Pembridge Circuit, Urraween

Sid Boshammer  
0407 571 849or Kerri Boshammer  
0428 120 656

Position Perfect - Quality Beach House

sprake web id# 7532263



This fully renovated Beachhouse with pool on a landscaped 1080m2 north facing fenced allotment is situated only a short stroll to the famous Pier, Peppers Resort, restaurants and the Marina Precinct.

**Upstairs Features:**  
4 Large bedrooms, main with double WIR and ensuite; Polished timber floor & 9' ceilings; Open plan living with quality stone bench kitchen; 2 x spacious decks; Security on all exterior .  
**Downstairs Features:**  
2 x secure carparking spaces; Spacious self contained Guest Quarters / Studio / Home Business; Separate large laundry + alfresco area which overlooks the 11m saltwater pool; Solar 4kw back to grid + solar hot water.

There is good side access to the 9x8 shed BEST OF ALL it has the advantage of being secluded from the busy Esplanade noise, traffic and high rise, being more friendly, private and just a great place to live.

**Offers from \$650,000**  
65 Shell Street, Urangan

Sid Boshammer 0407 571 849 or Kerri Boshammer



Great Location!!! Short Walk To The Beach

sprake web id# 6615803



Approx 300 metres to a fantastic fishing, swimming, bait gathering beach this property in a quiet central Point Vernon location is now seriously for sale. This property will give it's new owner many options as this well maintained home on a 720m2 level allotment also boasts an in-ground Salt water pool. Features Include- 3 double sized bedroom all with BIR; in-ground salt water pool, air-conditioned with ceiling fans; open plan living room/ dining/kitchen, covered outdoor BBQ area, walking distance to beach, boat ramp & corner store, double garage + workshop, for boat or caravan, kan-go bus pick up at front door, fully fenced yard with side access., situated on 720m2 level allotment.

**\$285,000**  
8 Dougan Street, Point Vernon

Sid Boshammer 0407 571 849 or Kerri Boshammer 0428 120 656



Absolutely Must Be Sold - \$115,000

sprake web id# 8172963



This must be the cheapest home in Hervey Bay and would suit a single or couple retiree looking for the relaxed lifestyle living in Hazelmere Village. Residence have the use of the in ground pool, bowling green and all common facilities.

2 bedrooms; Two way bathroom; Air conditioned lounge room; Security screens; Single carport.

Take an easy walk to Eli Waters Shopping Centre, the bus stop is right out the front to go into town and the golf club is just around the corner...

**\$115,000**  
HI 114 Ibis Boulevard, Eli Waters

Raelene Box 0412 577 866



809m2 - Owners Want This Home Sold Now!!!

sprake web id# 7665483



Location, location, location! Approximately 800m to the esplanade....This home currently has tenants in place

4 bedrooms, main with ensuite; Roomy kitchen with dishwasher; Air conditioned living area / separate lounge room; Solar back to grid; Outdoor entertainment area; Security screens; Attached single lock up garage.

Situated on a fully fenced 809m2 block of land in Point Vernon with side access for a pool or a shed. Shops and medical nearby and close to the beach!!!

**\$282,000**  
25 Acacia Street, Point Vernon

Raelene Box 0412 577 866



## 3304m2 - Don't Miss Out On This Bargain!!!

sprake web id# 6076352



Be quick to inspect this home if you are looking to get into the market with a bit of space around you at an affordable price...The owners instructions are clear this property must be sold now!!! Features 2 bedrooms, open plan kitchen and living areas, back timber deck, quiet cul-de-sac, established fruit trees. Situated on a 3304m2 block of land waiting for the renovations to start. Contact Raelene to view this great property.

**\$229,000**

11 Seaview Crt, Dundowran

Raelene Box  
0412 577 866

## 2098m2 - Your Own Country Retreat!!!

sprake web id# 5770312



Modern & refreshing is the only way to describe this home, from the moment you pull up in the driveway!!! So if you are looking for a home that is a little unique be sure to put this one on your list... Features 4 bedrooms, main with ensuite & WIR, spacious kitchen, air conditioned dining family room, separate lounge, security screens throughout, solar hot water, front veranda & under roof back timber deck, 2 car lock up garage and a single carport. Situated on a fantastic 2098m2 block of land, fully fenced with rural views and heaps of room for the kids to play. Call Raelene today to book your private viewing!!!

**\$449,000**

19 Rural View Crt, Craignish

Raelene Box  
0412 577 866

## Neat &amp; Tidy - Only 300m To The Beach

sprake web id# 8081603



Buyer Alert!!! Only 300m from Shelley Beach nestled in a quiet street with plenty of side access for Vans, Boats etc on a low maintenance 635m2 lot.

Features include:

3 Bedroom brick home with 2 way bathroom; Main bedroom with WIR + air-conditioner; Powered double shed + workshop space; Fenced 635m2 low maintenance level allotment; Light & spacious living area with raked ceiling; Full length north facing covered verandah.

Just sit back and enjoy this prime position only a short walk to Hervey Bays' best beach. Ring today to make an appointment to inspect.

**\$328,000**

24 Margaret Street, Urangan

Sid Boshammer or Kerri Boshammer  
0407 571 849 0428 120 656

## Elevated In Quiet Cul-De-Sac

sprake web id# 7721123



Ideally located in a quiet cul-de-sac on an elevated lot which catches the cool sea breezes off Hervey Bay. This neat spacious 4 bedroom ensuite home is now seriously for sale.

Features Include

4 Large built-in bedrooms, main with ensuite; Spacious kitchen with open plan living; Side access both sides; Full length verandah on northern side; Drive through double auto garage; Close to hospital, schools and major shopping.

Don't miss this opportunity to inspect this beautifully presented home in a sought after area.

**Offers from \$349,000**

18 Queensbury Grove, Urraween

Sid Boshammer or Kerri Boshammer  
0407 571 849 0428 120 656

Best Value Point Vernon Home

sprake web id# 8105463



This as new brick & tile home in Point Vernon with good side access for boats & vans is now for sale. There is nothing left to do but enjoy the benefits of buying a low maintenance established property with everything done for you.

Features include:  
 Air conditioning & ceiling fans making for a cool house; 3 bedrooms all with BIR; 3.4kw Solar power back to grid + solar hot water; Full length covered rear patio with pull down blinds; Fenced 680m2 landscaped allotment with good side access; 6m x 3m shed/workshop.



**Offers from \$275,000**

16 Joselyn Drive, Point Vernon

Sid Boshammer or Kerri Boshammer  
 0407 571 849 0428 120 656



Potential & Affordability

sprake web id# 7847483



This neat brick home in popular Scarness is now for sale. With many features including a fully screened outdoor entertainment area and a fully insulated Studio out back for the budding artists, is a must see for owners or investors. Features include:

- 3 bedrooms, ceiling fans
- Large covered, screened & secure outdoor living area
- Fully insulated studio/shed + garden shed
- Fully fenced 668m2 lot with established gardens & veg patches
- Side access to level back yard

Just perfect for someone ready to downsize!

**Offers from \$269,000**

9 Kuruman Street, Scarness

Sid Boshammer or Kerri Boshammer  
 0407 571 849 0428 120 656



Shopping & Golf Club Nearby!!!

sprake web id# 6653683



Make the move today and enter the property market with this affordable home, suitable for investors and first home owners.

3 bedrooms, main with ensuite; Separate lounge; Security screens fitted throughout; Outdoor entertainment area; Attached single lock up garage and side access.

Situated in a quiet street in Eli Waters on a low maintenance 700m2 block of land close to the Eli Waters Shopping Centre, golf club and schools...

**\$255,000**

62 Thornbill Drive, Eli Waters

Raelene Box  
 0412 577 866



2.82ha - Horse Lovers Private Hideaway!!!

sprake web id# 7819733



Looking for the quiet lifestyle with room to move where all the hard work has been done, then don't look any further than this beautiful home on almost 7 pristine acres!!! Already landscaped with underground irrigation pumped from the dam.

3 bedrooms & office, main with air conditioning & ensuite with spa bath; Spacious kitchen with dishwasher; Air conditioned living areas; Polished timber floors; Security screens throughout; Huge timber deck overlooking the in ground salt water pool with spa; 1.5kw solar panels back to grid; 4 car lock up garage with auto doors; 13m x 3.6m x 3.1m opening boat shed; 2 carports (7.8m x 3m each).

Simply stunning is the only way to describe this home, so if peace and quiet is on the top of your list then give me a call today!!!

**\$459,000**

344 Honeyeater Drive, Walligan

Raelene Box  
 0412 577 866





## Quiet Cul De Sac Location - Ready To Move In

sprake web id# 8243993



The finish and presentation of this home is excellent, you are not far from the main shopping & business precinct of Hervey Bay and the beach within walking distance.

- Spacious open plan living, kitchen & dining rooms
- 3 Generous sized bedrooms, main is air conditioned
- Modern functional kitchen, with electric appliances
- Second living area, office or rumpus room
- Large outside covered patio area
- Established landscaped gardens
- Side access with carport

**\$309,000**

5 Delta Way, Point Vernon

John Whalan  
0408 723 891

## Best Value In Point Vernon!!!

sprake web id# 7747523



This excellently finished home is located in a quiet cul-de-sac and only a short distance from the beach and all other amenities.

- Tiled spacious open plan living, kitchen & dining rooms
- 4 Generous sized bedrooms, main with ensuite
- Functional modern kitchen, with stainless steel appliances
- Ducted air conditioning throughout, solar hot water & return to grid solar power
- Enclosed weather proof outside entertaining area overlooking landscape gardens
- Relax & enjoy the park area overlooking the lake at your back boundary
- Double remote garaging & side access for boat or caravan

**\$319,000**

18 Wodalla Mews, Point Vernon

John Whalan  
0408 723 891

## Executive Style With Views

sprake web id# 6525253

**Features up stairs include:-**

Spacious master bedroom with ensuite + 5th bedroom/office, stone kitchen, formal dining, living room & separate media room plus spacious deck on NE corner offering views of Hervey Bay & Fraser Island plus a second smaller deck off the media room with views to Bauple mountain & beyond.

**Features downstairs include:-**

3 bedrooms, bathroom, double garage & massive deck with a well equipped outdoor kitchen, and last but not least, the ultimate 9 x 6m shed.

**Offers from \$590,000**

4 Fraser Outlook, Kawungan

Sid Boshammer  
0407 571 849or Kerri Boshammer  
0428 120 656

## Low Maintenance - Very Neat In A Quiet Street

sprake web id# 7978443



This beautifully presented home in a sought after location in Hervey Bay is ideal for someone wanting to downsize. Point Vernon is the ideal location for retirement with the golf course and new boat ramp close by.

Features - 3 bedrooms; Fenced backyard on 814m2 level allotment; Freshly painted with new kitchen & new floor coverings; Carport attached to house.

Priced for a quick sale. Call the agent to inspect.

**Offers from \$279,000**

8 Marianne Court, Point Vernon

Sid Boshammer  
0407 571 849or Kerri Boshammer  
0428 120 656

Neat And Affordable

sprake web id# 7726033



This neat brick and tile home is situated in an established part of Point Vernon on a 631m2 fully fenced elevated allotment. Features include:

3 bedrooms plus ensuite to main; Remodelled bathroom ; Large living area; Elevated outlook from full length rear verandah; Fully fenced 631m2 allotment ; Security screens , ceiling fans & air conditioned; Separate room for office or home studio

Enjoy the cool breezes & outlook that are a benefit of living on an elevated property.

**\$298,000**

80 Murphy Street, Point Vernon

Sid Boshammer  
0407 571 849

or Kerri Boshammer  
0428 120 656



Designer Living In Central Torquay

sprake web id# 7586073



**This is your opportunity to enjoy the benefits of living in a designer home built by Hervey Bay Homes. The large deck just off the kitchen/dining area and spacious open plan interior is just perfect for entertaining and relaxing.**

Magnificent polished timber floors; Large elevated entertaining deck with sea views on NE corner offering privacy & Northerly outlook; Electric gated entry giving privacy and security; Modern designer kitchen and bathrooms; 4 bedrooms with the spacious parent retreat on upper level; Ground level access onto second private deck off the laundry & downstairs bedrooms; Central location close to all amenities with elevation to capture the cool sea breezes; 747m2 level allotment including a 6 x 9mtr 2 bay shed.

**Offers from \$449,000 considered**

9 Exeter Street, Torquay

Sid Boshammer  
0407 571 849

or Kerri Boshammer  
0428 120 656



Unique Location - 130mtrs To The Esplanade

sprake web id# 8144023



**AUCTION  
8th JUNE  
ON-SITE @ 10:00am**



This two story home is located in the perfect location and waiting for its' new owner to give it the finishing touches. Just a 2 minute walk to the beach, alfresco cafés and Torquay shopping strip.

- Polished Fraser Island timber flooring upstairs
- 6 Bedrooms, 3 Bathrooms & 3 Renovated Kitchens
- Large entertaining deck upstairs, plus paved ground floor patio

The opportunities are many, large family home, investment property dual occupancy, family holiday home or guest house accommodation.

**AUCTION Sat 8th June On Site @ 10:00am**

1 Cypress Street, Torquay

John Whalan  
0408 723 891



Lifestyle Location - Large Family Home

sprake web id# 5766992



If you're looking for a peaceful, quite lifestyle, living in a modern large family home with multiple living rooms – Look no further & take advantage - The Sellers have to move Now!! Features open plan living room, kitchen & dining tiled, separate formal living room & a games room, 4 spacious bedrooms, plus study or 5th bedroom, modern kitchen with stainless steel appliances, large covered patio area, overlooking private tropical backyard, double auto garage with side access for boats, vans or trailers.

**Offers From \$500,000 considered**

29 Lucas Dr, Burrum Heads

John Whalan  
0408 723 891



## Beachfront Unit - Huge Price Reduction

sprake web id# 5202892



This 2 bedroom apartment is situated on the Esplanade only moments from the Urangan Pier and the alfresco cafe strip along the foreshore. It would suit the investor or owner looking for a great location with all amenities nearby including Marina & Pier precinct. Features tiled open-plan living room inc. dining & kitchen, functional kitchen with ample bench & cupboard space, 2 spacious bedrooms, enclosed sunroom with a beach aspect.

**SELLERS WILL CONSIDER ALL SERIOUS OFFERS**

**\$249,000**

8/581 Charlton Esplanade, Urangan

John Whalan  
0408 723 891



## Sellers Relocating - Require A Sale!!!

sprake web id# 7394953



This renovated Queenslander is located in an excellent central position, only a short stroll to the beach and not far from the central shopping and business precinct.

Open plan living and dining room; Spacious modern kitchen, with breakfast bar & granite-like bench tops; 5 Generous size bedrooms, main with ensuite; 5th Bedroom off main could be parents retreat or nursery; Ducted and split system air conditioning throughout the home; Awesome private entertaining deck, great for those summer evening barbecues or to just have a quiet relaxing time with family; Single garaging plus a large colour bond 2 car garage & workshop 7.5Mtr x 9Mtr, including rainwater tanks.

**\$419,000**

5 Tooth Street, Pialba

John Whalan  
0408 723 891



## When Space &amp; Size Matters

sprake web id# 7372323



This two acre property with established fruit trees and lots of space definitely brings the feel of country to the middle of town. Every room is extra large and this beautiful presented property is close to shopping, schools and the Boat Harbour.

3 Large built in bedrooms + office; Bathroom, powder room, ensuite + 3rd toilet; 12m x 7.5m shed; Recently repainted throughout with quality floor coverings; Numerous mature fruit trees and lots of privacy; Great capital gains/development potential; Large rumpus, family, living + dining rooms; Butlers pantry, timber kitchen.

**\$598,000**

101 Boundary Road, Urangan

Sid Boshammer  
0407 571 849

or Kerri Boshammer  
0428 120 656



## The Size and Space will Amaze

sprake web id# 6037392



Peaceful and private with plenty of space on a manicured acre close to Schools, shopping, hospitals, sporting grounds and swimming beaches. Features Include 4295m<sup>2</sup>, sewer, and fenced with established landscaping, 5 Bedrooms + office with high ceilings throughout, large verandahs where you can rest & relax and watch the kids or grandkids play, modern kitchens and bathrooms + woodfired heater to warm the house in winter, circular asphalt drive giving easy access to the large double garage and huge backyard, situated in a central location adjacent to high quality home. Owners moving on and need the property sold. Call to inspect today.

**\$549,000**

39 Snapper Street, Kawungan

Sid Boshammer  
0407 571 849

or Kerri Boshammer  
0428 120 656



## Space &amp; Style on 1/2 Acre

sprake web id# 8193073



Now is your chance to reside in a quiet cul-de-sac in this Master built home by Hedges Constructions. This home is perfectly positioned on a professionally landscaped low maintenance 1/2 acre property that boasts panoramic views of the Hinterland and is only 5 mins north of Hervey Bay. Features include:-  
Huge ensuite master bedroom + 3 Queen sized bedrooms; 2 separate living areas with ducted air -con; Gourmet kitchen with dishwasher & lots of storage; Covered outdoor area overlooking 12 mt resort style pool; Quiet friendly location offering privacy, peace and quiet with views; Double auto garage with side access for vans and boats; 2 Large linen presses + ample storage in laundry & main bath.

**\$479,000**

1 Noah Court, Dundowran

Sid Boshammer or Kerri Boshammer  
0407 571 849 0428 120 656

## The Essence Of Lake Front Living

sprake web id# 4379392



Welcome to this perfectly presented executive style waterfront property in Hervey Bay. You'll enjoy the privacy, space and stylish design that makes this a unique property on a 1505m2 low maintenance exclusive lifestyle lot that is close to hospitals, shopping and the golf course.  
**Features Lower Level** - Large parent/ guest retreat with ensuite, games room with bar, formal lounge - Piped sound throughout, timber Kitchen, laundry & dining area. **Features Upper level** - 3 bedrooms, office + ensuite & bathroom, large timber deck with 180° waterviews.

The owner would consider a trade up to the value of \$400,000. Call the exclusive agent to find out more about this unique property.

**Offers from \$770,000 Considered**

18 Bushlark Ave, Eli Waters

Sid Boshammer or Kerri Boshammer  
0407 571 849 0428 120 656

## Luxury Beachfront Living!!!

sprake web id# 5156502



Perfectly positioned in one of the Wide Bay's most sought after & tightly held regions, this architecturally designed dual level executive beachfront property oozes international flavour.

- Expansive upstairs living fully tiled and flowing out to a spacious entertaining deck
- Designer kitchen with stone bench tops, stainless steel quality appliances
- 4 Generous size bedrooms, main with walk in robe and spacious ensuite
- Quality fixtures & fittings that are always wanted but rarely found
- Separate downstairs living area, could be used for independent family member

**\$929,000**

187 Burrum Street, Burrum Heads

John Whalan  
0408 723 891

## A Home For All Seasons - The Complete Package sprake web id# 8030153



Located in a quiet cul-de-sac and only a short walk to the beach, this home has everything you could ever want, and more.

- Large open plan tiled, air conditioned living room
- Modern 2 pac kitchen, with granite benchtops & stainless steel appliances
- 4 spacious bedrooms, main with ensuite
- 2 Lifestyle outside entertaining areas
- Double auto Garage & large 2 bay colourbond shed + workshop 9m x 7m, with side access for caravan or boat

**AUCTION Saturday 25th May On Site @ 10:00am**

8 Montrose Close, Point Vernon

John Whalan  
0408 723 891

## Point Vernon's - Dress Circle

sprake web id# 6538923



**Location is everything. You are 270 metres to the beach in three directions overlooking a picturesque park.**

- Open plan living room upstairs, with polished timber floors
- 5 Spacious bedrooms and 2 Bathrooms
- Fully renovated downstairs, excellent finish upstairs
- Single garaging, plus extra storage & side access
- Fully fenced with low maintenance gardens



**Offers from \$360,000 considered**

15 Flinders Street, Point Vernon

John Whalan  
0408 723 891



## Major Price Reduction - Must Be Sold!!!

sprake web id# 5351532



**This large family home is located in safe family friendly location only a 5 minute drive to the centre of town, on a 3,256m2 block of low maintenance park like tropical gardens.**

- \* 2 separate open plan living rooms
- \* 4 Spacious bedrooms, including one as a self-contained flat
- \* Modern kitchen with breakfast bar & electric appliances
- \* Large covered entertaining/BBQ area
- \* Double remote garaging, including extra shed & carport



**\$498,000**

6 Yabara Crt, Wondunna

John Whalan  
0408 723 891



## Exclusive Hervey Bay Waterfront Lifestyle

sprake web id# 7504323



A rare opportunity to secure one of a handful of absolute water front properties only 15 minutes drive North of Hervey Bay CBD now for sale with Sid & Kerri Boshammer of Sprake Real Estate Hervey Bay.

Manicured lawns right to high tide; 4 bedrooms, 2 bathrooms, 3 internal + 2 external living areas; Quiet peaceful & private; Launch your tinny from the back yard to enjoy fishing, crabbing & prawning; Close to popular Goodies Restaurant; The best of both bush and beach with abundant bird & wildlife; Water views from most rooms.



**\$1,200,000**

1597 Pialba Burrum Heads Road, Toogoom

Sid Boshammer or Kerri Boshammer  
0407 571 849 0428 120 656



## Ideal For 2 Families

sprake web id# 7561113



The opportunities are endless. This lovingly renovated 6 bedroom home in Scarness is only a short distance to the mobility corridor, beach and shopping precinct. The design and layout could suit a large extended family or home business, or alternatively could cater for independent living simply by utilizing the adjoining doors at the base of the internal stairs.

**Upstairs**

4 built-in bedrooms, master with ensuite & WIR; Timber kitchen with gas cooking; Air-conditioned large open plan living; Awesome deck for relaxing & entertaining

**Downstairs**

Double automatic garage + 2 carport; Eat-in spacious kitchen; 2 built-in bedrooms; Large shared laundry with separate access from upstairs; Large living area & internal stairs to upper level; Concrete floor between upper & lower levels ensuring no noise transfer



**Offers from \$375,000 Considered**

19 Holiday Parade, Scarness

Sid Boshammer or Kerri Boshammer  
0407 571 849 0428 120 656



## A Great Family Lifestyle In Dundowran Beach

sprake web id# 7790693



This delightful 5 bedroom beachside home is situated on a quiet and very private 3625m2 allotment with established landscaping. This home has been cleverly designed and stylishly refurbished to be family friendly with 3 large separate living areas. Features include:

Ensuite to spacious main with WIR; Resort style In-ground concrete pool with shade umbrella; Two 6m x 6m sheds with parking for 3 + workshop; Large semi enclosed outdoor living area overlooking the pool; Quality inclusions with stone kitchen & projector in the media room.

The owners are committed elsewhere and are prepared to meet the market.

**Offers from \$549,000**  
19 Homebush Road, Dundowran Beach

Sid Boshammer or Kerri Boshammer  
0407 571 849 0428 120 656



## Affordable Low Maintenance With Pool

sprake web id# 7995673



This neat and tidy 3 bedroom home has a full length screened outdoor living area on the northern side for cool summer living.

Features include:  
3 bedroom + air-conditioned living area; Screened north facing outdoor living room; In-ground saltwater pool; New separate workshop; Neat kitchen with double fridge space; Fenced 627m2 level allotment; Quiet street in popular area close to shops & schools.

**Offers from \$279,000**  
26 Junjaree Street, Scarness

Sid Boshammer or Kerri Boshammer  
0407 571 849 0428 120 656



## Prime Location - 200 Mtr Walk To The Beach

sprake web id# 6538523



Boundary indicative



This large level block of land is situated in a high demand, established area of Point Vernon. Surrounded by parks, esplanade walk and bikeways. A 6 X 10 Metre Colourbond shed, is located at the back of the block with an air conditioned kitchenette/living area and bathroom. With 17mtr frontage, fenced 3 sides; established trees with existing lawns; power and phone are connected; surrounded by existing homes including fully renovated, new and older style, this land is ready to build on or land bank for a later time.

**\$195,000**  
45 Long Street, Point Vernon

Sid Boshammer  
0407 571 849



John Whalan  
0408 723 891



## Modern Contemporary Home In Quiet Cul-De-Sac sprake web id#7808423



This excellently finished near new home is located only a short walk to Gatakers Bay, walking paths, boat ramps & Gatakers Restaurant.

Open & airy, tiled spacious family, kitchen & dining rooms; 3 Generous sized bedrooms, main with ensuite & walk-in robe; Separate large study, could be fourth bedroom; Private formal lounge, in separate area away from living room; The home design allows for great flow-thru ventilation, with air conditioning in the family room & main bedroom; Covered entertaining patio & low maintenance gardens; 2 Car remote garaging with side access through garage.

**Offers above \$400,000 seriously considered**  
15 Cumberland Court, Point Vernon

John Whalan  
0408 723 891



## Family Living On 1/2 Acre

sprake web id# 8144643



This large 5 bedroom family home is situated on a quiet and very private 2058m2 allotment with established gardens. The large covered outdoor living area overlooks a resort style pool. This home has been cleverly design to be family friendly with 3 large separate living areas. Only moments from schools, sports grounds & shopping. Features include:

Spacious 4 bedroom + 5<sup>th</sup> bed/office ensuring room for family & guests; Ensuite to main with WIR; Fully fenced and landscaped 2058m2 private block; Resort style In-ground pool; 3 separate living areas + formal dining; Large north facing private outdoor living area which overlooks the resort style pool; Double garage + shed with hard stand area.

**\$459,000**

1 Hughes Road, Wondunna

Sid Boshammer  
0407 571 849or Kerri Boshammer  
0428 120 656

## Large Beachhouse - Right Location

sprake web id# 8030373



**If location and size are important to you, your search is ended!** This two storey beach house is only one block to the esplanade and will give its' owner the option of either a large home or dual living upstairs & down, with options also to renovate.

Upstairs open plan living room kitchen, giving access to a wrap-around entertaining verandah with views; Polished Fraser Island timber floors throughout; 6 bedrooms, with 2 kitchens, one upstairs, 1 down; 2 Separate living rooms, with the option of a third; Single Garage + carport & situated on 956m2 of landscape lawns & gardens.

**All offers will be considered**

50 Helsham Street, Point Vernon

John Whalan  
0408 723 891

## Very Quiet &amp; Very Private

sprake web id# 7963083



This immaculate brick and tile home in Urangan is very low maintenance and only a short walk to the beach, restaurants, bowls club and gym and is now seriously for sale.

Features Include:-

3 Queen sized bedrooms, main with ensuite and WIR; 2 Separate living areas + dining area; Double garage with 2.8m side access; 1125m2 level fenced allotment with room for a shed & pool; Extra large covered outdoor area; Landscaped garden with established trees in backyard; Air Cond, fans & security screens; Situated in quiet cul-de-sac amongst quality homes.

**\$389,000**

9 Rialto Court, Urangan

Sid Boshammer  
0407 571 849or Kerri Boshammer  
0428 120 656

## The Time To Invest!!!

sprake web id# 5344422



This very neat unit close to shopping and schools in Pialba is now for sale at a very attractive price. Features: Low Body Corps, owner would rent back, close to shopping, schools and Uni, recently refurbished in a quiet area.

**\$190,000**

U3/72 Winchelsea St, Pialba

Sid Boshammer  
0407 571 849or Kerri Boshammer  
0428 120 656

## Easy Care - Better Than New In Point Vernon

sprake web id# 7872633



Positioned in a quiet cul-de-sac in Point Vernon, this stylish 4 bedroom home is just over 3 years old, like new and has been fastidiously maintained. Features include:-

4 good sized bedrooms all with built-ins; Back to grid solar; North east facing outdoor area, great fun for relaxing & entertaining; Formal living area with open plan family room & dining area; Main bedroom with ensuite & WIR; Fully fenced & landscaped 657m2 yard with excellent side access; Double auto garage.

**\$345,000**

3 Lambour Court, Point Vernon

Sid Boshammer

0407 571 849

or Kerri Boshammer

0428 120 656



## Townhouse By The Beach

sprake web id# 7538643



Situated at the Grange Resort this 2 bedroom townhouse would make a great base, holiday house or rental as it is only a short stroll to the beach, cafes, restaurants and shops.

**Features Include-**

2 x Bedrooms - main with ensuite; Balcony off main bedroom; Upstairs also has a bathroom; Family room or study/office.

**Downstairs** includes open plan lounge, dining & lounge; Kitchen with outlook to private courtyard; Laundry plus powder room; Single auto garage with internal access.

The Grange also boasts a solar heated lagoon style pool plus tennis court.

**\$232,500**

24/33 Elizabeth Street, Urangan

Sid Boshammer

0407 571 849

or Kerri Boshammer

0428 120 656



## One Of A Kind Modern Queenslander

sprake web id# 8096773



Magnificent timber home on 1/2 acre in Prestige Palm Lakes Estate Dundowran Beach. This one of kind property is a must view for any timber lovers.

Some of the features include-

High ceilings throughout making the house cool & airy; Traditional wrap around verandahs offering a great place to sit and watch the kids or grandkids swim & play in safety; 4 bedrooms - main with ensuite & large WIR; Ducted air-conditioning throughout; 2000m2 fenced and landscaped corner allotment; Insulated shed with bar, full bathroom and office; Resort style concrete saltwater pool with spa and waterfall; Fastidiously maintained to a high level.

**Offers from \$498,000 considered**

52 Sempfs Road, Dundowran Beach

Sid Boshammer

0407 571 849

or Kerri Boshammer

0428 120 656



## Spacious 3 Bedroom Investment

sprake web id#787837463



This spacious 3 bedroom home in Scarness is now for sale. The property is currently tenanted and on the beachside of Boat Harbour Drive. Features Include:

- Concrete block construction
- 3 spacious bedrooms and sleep out/office
- Attached carport and 7.5x4m shed
- Covered outdoor living area
- 800m to beach on an elevated 645m2 allotment

**\$239,000**

358 Boat Harbour Drive, Scarness

Sid Boshammer

0407 571 849

or Kerri Boshammer

0428 120 656

