



# Property Summary

Lot 29, 22, Abode Way Kawungan QLD 4655

Abode Estate

Prepared For:

By

Karan Sharma

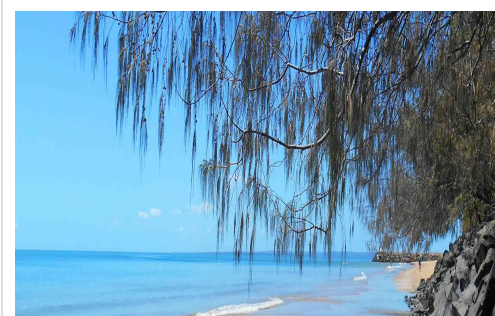
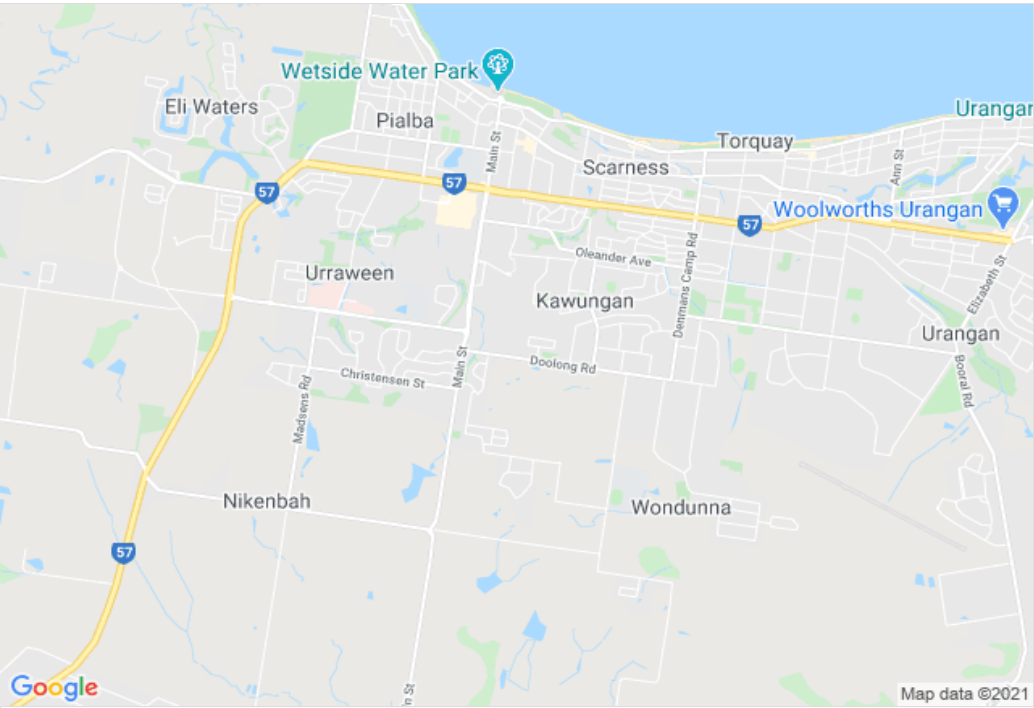
Pro-Active Investment Group Pty Ltd

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Valid until: 07/05/2021



Overview

Kawungan, QLD

Kawungan is a suburb of Hervey Bay in the Fraser Coast Region, Queensland, Australia. In the 2016 census Kawungan had a population of 4,816 people.

Abode Estate

Set on a gently undulating site in Kawungan, Abode is a boutique development of 42 blocks located within minutes of local schools, shops, and medical facilities in Hervey Bay. Residents can enjoy an elevated outlook from the many park front blocks adjoining the linear park fringed by stands of native trees and shrubs. Realise your dream of owning a new home in this boutique park-side development.

Key Facts	
Med House Price	\$372,500
Wkly Med Advertised Rent	300
Total Population	4,816
Med Age	47
No. Private Dwellings	2,038
Wkly Med HH Income	\$997
Approx time to CBD	115
Approx Distance to CBD	241

Project Quick Facts

- The Fraser Coast, gateway to Fraser Island, is renowned for its natural beauty. Enjoy the tranquil beaches, rivers and creeks of our Great Sandy Biosphere that provide endless fishing and boating opportunities.
- Hervey Bay offers an ideal year round climate for an active lifestyle, with many sporting and recreational pursuits catered for across the region.
- Residents of Abode can embrace the outdoor lifestyle while being conveniently located within minutes of modern medical and aged care services, childcare, schools, TAFE, university, sporting and shopping precincts.

Transport

Hervey Bay Airport

Education

Kawungan State School  
Pialba State School  
Torquay KIDS  
Fraser Coast Anglican College  
Hervey Bay State High School  
Urangan State High  
Yarrilee State School

Shopping

Boat Harbour Place  
Bay Plaza  
Stockland Hervey Bay  
Pialba Place  
Eli Waters Shopping Centre  
Urangan Central Shopping Centre

Parks

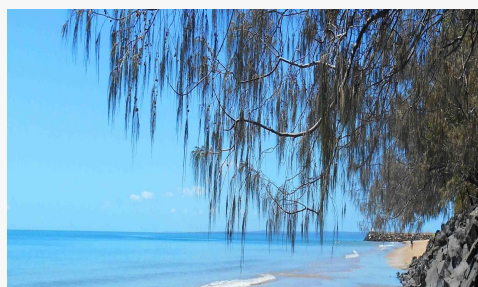
Scarness Park  
Nielsens Park  
Freedom Park  
Wondunna Park  
Quota Park  
The Pines



## Specifications

	5	3	2
Dwelling 1	3	2	1
Dwelling 2	2	1	1

Property Id	4450
Property Type	Dual Key
Status	Available
Contract Type	2 Part Contract
Title Type	Torrens / Freehold
Titled	Yes
Indicative Package	No
Vacancy Rate	1% Mar2021
Land Area	776 sqm
House Area	246 sqm
Land Price	\$180,000
House Price	\$444,500
Design	Dual



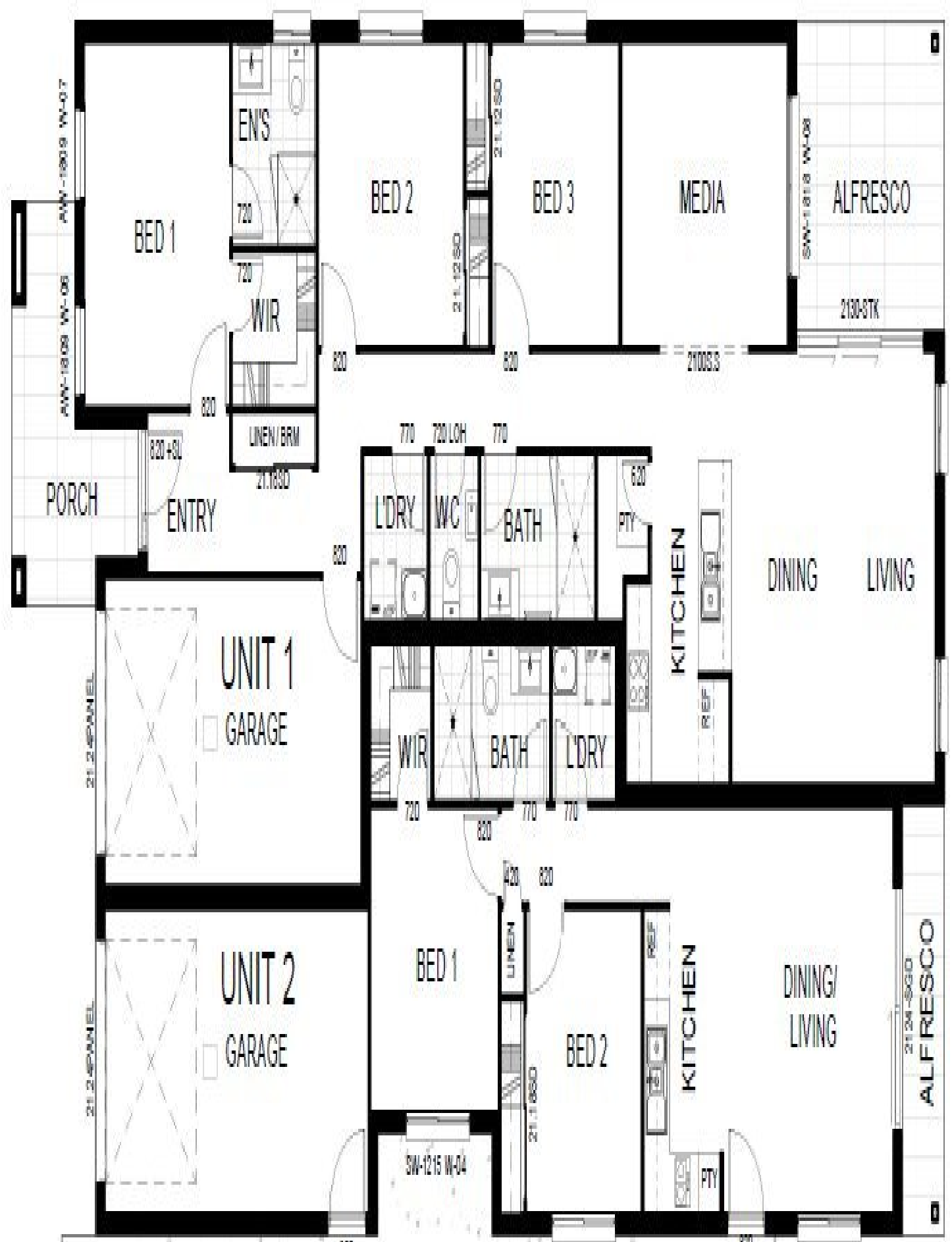
Project Name	Abode Estate
Prices From	\$604,500.00
Number Available	3

Area Name	Kawungan
Total Population	4816
Distance to CBD	241



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## PORTAL DOWNLOADABLE REFERENCE MATERIAL

<https://portal.ippa.com.au/stocklist/detail/4450>

### Property Downloads

[Hervey\\_Bay\\_Dual\\_Inclusions\\_\\_Classic\\_Edition.pdf](#)

[Click here for more info](#)

### Area Downloads

[RP Data Suburb Statistics Report - Kawungan QLD - April 2021 - 27/04/2021 2:20 pm](#)

[Click here for more info](#)

### Project Downloads

[Abode-Project-Brochure-.pdf](#)

[Click here for more info](#)

## EXTERNAL REFERENCE & RESEARCH LINKS

### PORTAL EXTERNAL LINKS

#### External Reference Links

[Google Maps - Kawungan](#)

[Wikipedia - Kawungan](#)

[Whereis - Kawungan](#)

[Post Codes Australia - Kawungan](#)

[Kawungan - Suburb Profile](#)

[2016 Quick Census Data - Kawungan](#)

[Click here for more info](#)

#### Area Info

Median House Price	\$372,500
Weekly Median Advertised Rent	300
Total Population	4816
Median Age	47
No. Private Dwellings	2038
Weekly Median Household Income	997
Approx time to CBD	115
Approx Distance to CBD	241

[Click here for more info](#)









