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Welcome

Thank you for your interest in **100 Sienna Boulevard, Ashfield.**

At First National Real Estate Bundaberg, we strive to make the process of buying and selling property as simple and as straight-forward as possible.

I'm here to answer any questions you may have, so don't hesitate to get in contact.

I look forward to being of assistance in your search for a new home.

Sincerely,

The team at **First National Real Estate Bundaberg.**

The Property



100 Sienna Boulevard, Ashfield

BELLE EDEN BLOCK - TITLED & READY TO BUILD!



\$295,000

100 (Lot 83) Sienna Blvd, Ashfield

Situated a mere 10 minutes from Bargara Beach and just 2 minutes from the heart of Bundaberg CBD, Belle Eden Estate presents an exceptional master-planned community in a tranquil environment, offering residents convenient access to a host of amenities!

Key features include:

- * Large 920m² Block
- * Expansive, level allotment catering to a variety of buyer needs
- * Fully serviced with underground power and town water
- * Easement-free lot
- * Generous frontage exceeding 20 meters, perfect for family homes or those seeking shed accessibility
- * Elevated, dry lot strategically positioned to capture refreshing prevailing breezes
- * 100% flood-free parcels
- * Scenic backdrops with delightful easterly rural views in some lots, offering breathtaking sunsets
- * NBN ready, with fiber to the premises installed for top-notch internet speeds
- * Surrounded by upscale homes in a vibrant, family-friendly community for all ages
- * Convenient walking distance to shops, ALDI, day care, and schools
- * Located in the catchment area for St Luke's Private School
- * Direct access to the beautiful coastline via the Ring Road, just 2 minutes from Bundaberg CBD,

hospitals, boat ramp, airport, sporting complexes, and the myriad attractions of our wonderful region

* Family-friendly estate featuring 3 km of walking tracks, kids' play equipment, bike paths, and more. A highly secure community providing a safe environment to watch your family grow.

* Comprehensive design guidelines in place to safeguard your investment for the future

Contact me today -

Christine Banks 0413 099 901 to secure your block and become a part of this thriving community!

Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided.

Any floor plan, imagery or video included in this marketing material are for illustration purposes only, all measurements are approximate and are intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent.

Location

