

Copper 21 IP: Investor Specifications

Fixed Price - Full Turnkey

Bloom Estate, Nikenbah (Hervey Bay)

507 Primrose Street Nikenbah QLD 4655



\$915,630

Set amongst the natural beauty of Queensland's Fraser Coast, Bloom Estate at Nikenbah is a boutique master-planned community that perfectly blends relaxed coastal living with modern convenience. Elevated to capture refreshing sea breezes, the estate features generous homesites ranging from approximately 768m² to 824m², providing ample space for growing families, outdoor entertaining, a shed, boat or caravan. Designed to foster a welcoming neighbourhood atmosphere, Bloom offers the ideal setting to build your dream home in one of Hervey Bay's fastest-growing locations. Just minutes from Hervey Bay's beaches, shopping centres, schools, medical facilities and dining precincts, Bloom delivers the perfect balance of lifestyle and accessibility. Residents can enjoy nearby walking and cycling paths, the

LAND PRICE \$409,000	LAND SIZE M ² 448.0
BUILD PRICE \$506,630	BUILD SIZE M ² 197.08
LAND REGISTRATION Estimated November 2026	EST. RENTAL RETURN P/W \$750/\$850

SYED JAFAR
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FLOOR PLAN

SINGLE DWELLING

Total Area 197.08 m²



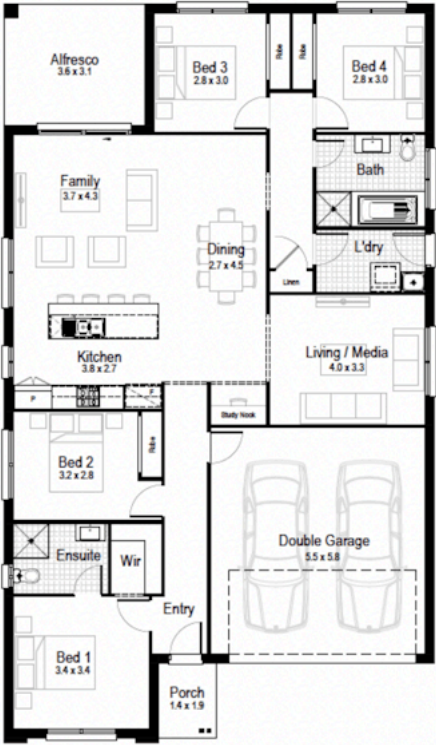
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Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.