@realty

emerald
beach
estate

FOR SALE

SURPLUS TO DEVELOPERS NEEDS. MASSIVE REDUCTION.

Stage 5 Emerald Beach Estate land all sold and Stage 6 about to be released.
Developer says 'reduce and sell this one '
Such a great find in such a perfect location.
Possible rent is $445 PW.
Only 12 months old.
Much bigger than you expect.
Flat walk or bike ride to the beach, its shops and restaurant
Eastside of the highway. Beachside as locals refer to it .
Located in the new beach estate at Emerald Beach this 3 bedroom quality home has been constructed by Sapphire Homes.
The builder "Sapphire Homes" prides itself on exceptional workmanship with an emphasis on the highest standards & quality. Check out some of their many houses in the North Sapphire Beach Estate including the actual Beachstone Café.
Designed for modern-day living the home enjoys an open floor plan creating a free flow effect throughout.
This house will have good sized living areas. A spacious, well-appointed, modern kitchen with great bench space & storage.
The master bedroom has the required ensuite & more than adequate wardrobe.
Sliding glass doors in the living area flow out to an outside Alfresco area to enjoy outdoor living.
A remote oversized single garage and a low maintenance yard perfectly suited to downsizers or for investors.
The package created offers an easy, low maintenance lifestyle.

Note this Estate now has an approved modern childcare facility & extensive playground. How convenient is that?

This house is sure to impress.
What a golden opportunity to retire with peace of mind, invest with confidence or enjoy the lifestyle this new home offers in this idyllic sought after location of Emerald Beach.

Contact Mark Killian @REALTY 0427027372 for an inspection or any questions.

3 BED | 2 BATH | 1 CAR
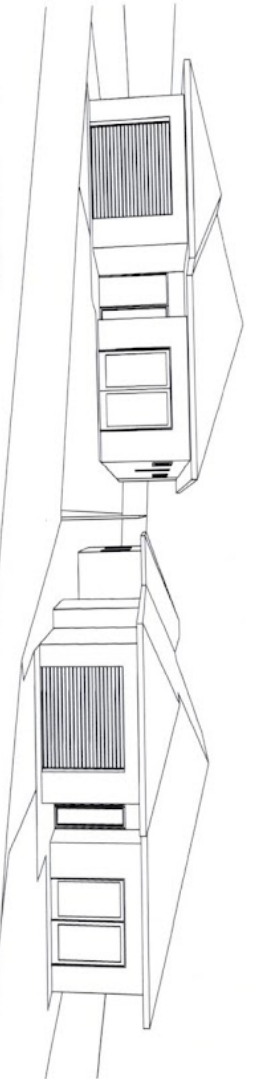
PRICE:
$475,000

OPEN FOR INSPECTION:
N/A

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Killian Property

SUNSHINE CIRCUIT

Location Plan NTS

LOT 9
DP 1228868
SINGLE STOREY DWELLING

FOOTPATH

FOOTPATH

BOUNDARY 22.455

NEW CONCRETE VEHICULAR CROSSING TO COUNCIL REQUIREMENTS AND NCC

NEW CONCRETE SHARED DRIVEWAY TO ENGINEERS DETAILS

LOT C SERVICES

Strata Lot A

Strata Lot B

LOT 321
126 MSQ

DRIVEWAY
CONC 126 MSQ

BOUNDARY 30.405M

LOT 604
SINGLE STOREY DWELLING

SEWER (COS)

STORMWATER DRAIN
RIGHT OF WAY

EX TIMBER FENCE 1800MM

EX METAL FENCE 1800MM

BOUNDARY 7.945

LAWN

CR FALL 20 DEG

3,000

600

EX TIMBER FENCE 1800MM

STRATA LOT BOUNDARY LINE

BOUNDARY 24.99
VACANT BLOCK

CR FALL 20 DEG

3,000

600

EX TIMBER FENCE 1800MM

LOT 322
425.5 MSQ

LOT 603
DP1203155
SINGLE STOREY DWELLING

BOUNDARY 17.655

EX METAL FENCE 1800MM

BOUNDARY 18.27

EX TIMBER FENCE 1800MM

LOT 7
DP 245956
VACANT BLOCK

Perspective View NTS
- artist impression only

Site/Roof Plan 1:200 @ A3

NOTE DP'S TO BE CONFIRMED BY BUILDER AND PLUMBER PRIOR TO INSTALLATION

Site Legend

Materials

Notes

Rev

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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