



## FOR SALE

### LOW MAINTENANCE COASTAL LIVING - PERFECT INVESTMENT!

Looking for a low maintenance home where you can walk out your front door and take a short stroll to the sandy shores of Shoal Point? You will be living the dream in this stunning, 3 bedroom apartment with all the creature comforts you could need for today's busy lifestyle or even semi retirement.

The bottom floor consists of open plan living/dining with stone top kitchen benches, ample cupboard space, extra high ceilings, generous laundry with direct access to the clothes line and an extra toilet and vanity for added convenience. There is a double, remote control lock up garage with internal access to the home and there is also extra storage space under the stairs which is ideal for book shelves, wine cellar or even kids toys. Step out from the living area to your own, private oasis with lovely, landscaped gardens and plenty of room for entertaining friends and family while having a safe environment for the children to play. Upstairs has 3 generous size bedrooms, all having built in robes and the main bedroom having a super sized, ensuite with double vanity and separate bath to shower. If you like to read and enjoy the morning sun with a cuppa in privacy, then the lovely patio off the main bedroom is perfect. The second bathroom is ideally located next to the 2nd and 3rd bedrooms and centre office space which would also be ideal for an extra lounge/tv room for the kids. The home is fully security screened with "Crimsafe", has tinted windows for extra privacy, quality fittings, a lovely water feature, ducted airconditioning through out and is located right next to the sparkling, inground swimming pool. There is even the added bonus of a 8Kw solar system in place. Beach Pavilions is a modern complex which is elevated and breezy, quiet and tranquil and surrounded by quality homes. Shoal Point is just a short drive to Shopping centres, schools, sports, medical, restaurants and more.

Rates \$1,735.35 per half year

Water \$119.28 Per half year

B. Corp \$1939.61 per quarter

Disclaimer: All information has been obtained from the seller. The agent/s cannot verify its accuracy and do not give any warranty as to errors or omissions, if any, in these particulars. Prospective purchasers should satisfy themselves by inspection and making their own inquiries or otherwise as to the accuracy of the particulars. Location shots and use of furniture (real or virtual) are for visual display purposes only and not included in sale. Grass has been enhanced for visual appeal. We are not financial advisors or deem to provide financial advice and urge all prospective purchasers to make their own inquiry into funding available.

3 BED | 2 BATH | 2 CAR

#### PRICE:

Offers from \$615,000

#### OPEN FOR INSPECTION:

N/A

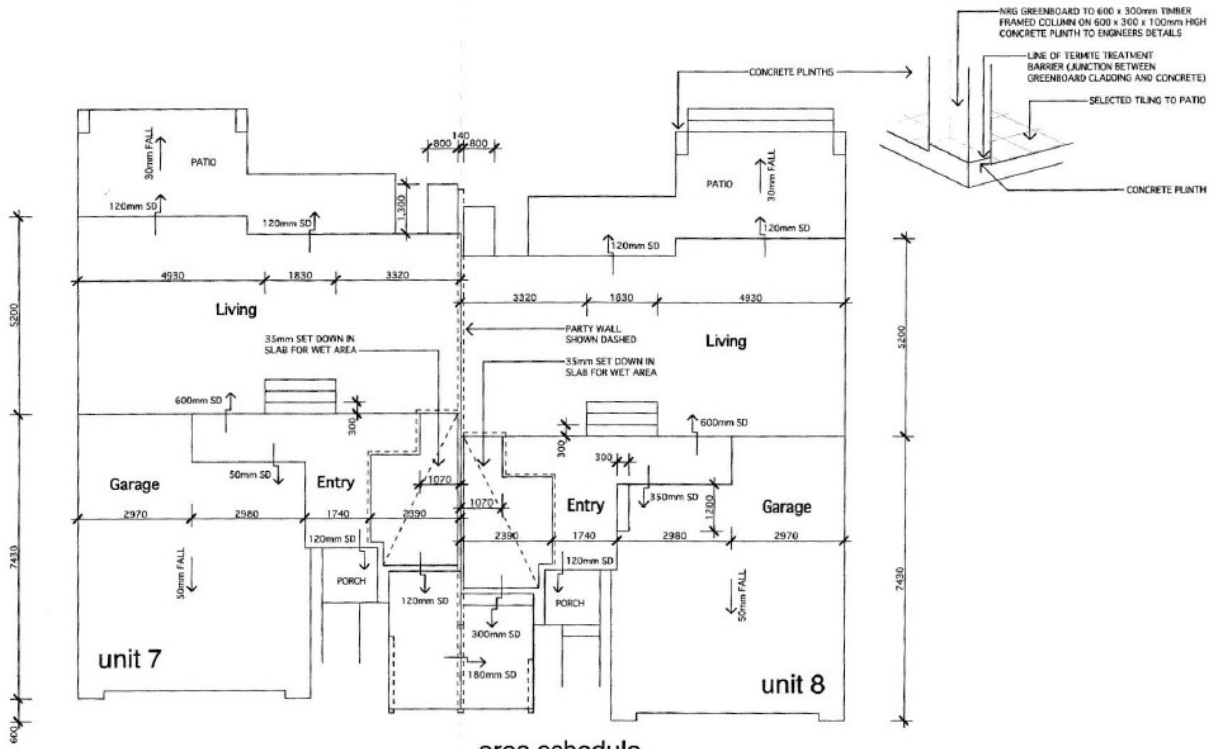


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area schedule

	UNIT 7	UNIT 8	TOTAL
GROUND FLOOR LIVING AREA	69.90m <sup>2</sup>	69.90m <sup>2</sup>	139.80m <sup>2</sup>
GARAGE	39.88m	39.88m	79.76m
PORCH	2.14m	2.14m	4.28m
PATIO (COVERED AREA)	12.49m	12.49m	24.98m
DRYING COLURT	6.81m	5.71m	12.52m
FIRST FLOOR LIVING AREA	84.18m	83.96m	168.14m
BALCONY	6.41m	6.41m	12.82m
TOTAL	221.81m <sup>2</sup>	220.49m <sup>2</sup>	442.30m <sup>2</sup>

unit type a2 - slab setout plan

SCALE 1:100

REV	DATE	BY	DESCRIPTION
A	14/06	JP	ISSUED FOR APPROVAL
B	18/08	JP	ISSUED FOR PRICING
C	17/04	JP	ISSUED FOR CONSTRUCTION



PROJECT: a proposed unit development  
 AT: lot 46 belangason way, shoal point, mackay.  
 FOR: shoal point pty. ltd.



**jared poole design**  
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DATE: JULY '06  
 DRAWING: JP  
 DRAWING TITLE: SLAB SETOUT PLAN  
 DRAWING NO: BP169/TA2/WD1

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.