



TE BOUNDARY POSITION

REALTY
MACLEAY IS



FOR SALE

BRAND NEW. QUALITY BUILT. COASTAL LIVING AT ITS BEST.

Imagine waking to the gentle island breeze, stepping onto your wide, covered timber deck and enjoying the feeling of coming home to something truly special. At 11 Udara Drive, Macleay Island, contemporary coastal design meets thoughtful craftsmanship in a brand-new home created for relaxed, effortless living. Elevated to capture cool island breezes, this beautifully finished residence offers a rare combination of quality, comfort and lifestyle, with a gorgeous east-facing sandy beach just a stroll away.

Set on a 607m² block, the property is fenced on three sides, complemented by established gardens, a productive passionfruit vine and a grassed front yard. Surrounded by new homes in a peaceful street, it offers the appeal of a fresh, modern neighbourhood with the relaxed character of island living. With a 7-year builder's warranty, this is an opportunity to enjoy the confidence of a brand-new build, thoughtfully designed and ready to make your own.

Designed for Easy Living

The elevated position captures the cool island breezes, while the wide, covered timber deck provides the perfect place to relax, entertain or simply enjoy the outdoors.

Access is easy, with a ramp and steps leading onto the deck. A concrete driveway extends from the street to the secured remote-access garage, with rear access to the backyard. The oversized garage offers exciting possibilities as a home office, craft room or workroom. See the concept idea in the photos showing how this space could be transformed.

Built to an extremely high standard, the home features quality finishes and thoughtful details throughout:

Three beautifully appointed bedrooms with generous proportions, quality carpet, ceiling fans and built-in robes. The master suite is a private retreat with a luxurious ensuite featuring floor-to-ceiling tiles, frameless glass shower and excellent ventilation, plus a separate walk-in robe with abundant storage.

The main bathroom and laundry combine practicality with everyday luxury. A spacious freestanding-style bath, frameless glass shower, toilet and generous wall-to-wall stone

3 BED | 2 BATH | 2 CAR

PRICE:
Awaiting Price Guide

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN



SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Approximate Areas:

HOUSE:	101 m ²
GARAGE:	41 m ²
DECK:	23 m ²
TOTAL:	165 m ²

11 Udara Drive Macleay Island

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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