

1 Bottletree Close, Airlie Beach, Qld 4802

Residential Land For Sale

Tuesday, 28 May 2024

HUGO ALEXANDER
PROPERTY GROUP

1 Bottletree Close, Airlie Beach, Qld 4802

Area: 1166 m²

Type: Residential Land



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\$720,000

Occupying one of the highest points in the region, with uninterrupted views across the turquoise Coral Sea and lush hinterland, this expansive north-facing land parcel presents a rare opportunity to build your very own luxury retreat in an idyllic coastal paradise. Set within the prestigious Mount Whitsunday estate, a secure gated community accommodating some of Airlie Beach's finest homes, the prized vacant block is nestled in a tranquil bushland setting and bordered by gorgeous Bluestone engineered retaining walls and feature landscaping. This upmarket estate is managed and maintained by a dedicated Body Corporate Committee, who ensure the highest standards when it comes to security systems, roadways, and gardens. Perched at over 300 feet above sea level and already capturing postcard-perfect vistas over the marina, Pacific Ocean and Hayman Island from the ground, one can only imagine the panoramic aspect offered by a home's breezy second storey or rooftop terrace. Endless peaceful sunrises and illuminated dusk skylines will be met by days of cooling sea breezes, uninterrupted views of the magnificent nearby hinterland, and a rainforest National Park backdrop. And as for the lifestyle that awaits, Airlie Beach is known for its perfect balance between relaxation and adventure. Enjoying exclusive access to the estate's adjoining racquet club, this exceptional address is also just a 15-minute stroll to the main street, with its selection of popular cafes, fine dining venues, cocktail bars, and shops. Cool off at the Airlie Beach Lagoon (a magnificent man-made freshwater pool overlooking the ocean), wander along the esplanade boardwalk, browse at the weekly Saturday foreshore markets, or soak up the sun on the golden sands of secluded Boathaven Beach. Enjoy a fresh seafood buffet, tasty pub meal, or simply visit the local Woolworths to purchase all the supplies you need for that homecooked Aussie BBQ. Plus, it is only a 10-minute drive to extensive retail at the Whitsundays Shopping Centre. Dubbed "Gateway to the Whitsundays", Airlie Beach is ideally positioned for day cruises to the World Heritage-listed Great Barrier Reef, easy island Resort connections, and access to private yacht moorings and charter boats. Enjoy sailing, snorkelling, scuba diving and fishing, or experience helicopter and seaplane tours from the local airport just minutes away. Get active with day-long hikes through the mountainous Conway National Park and discover hidden natural gems like the stunning Cedar Creek Falls, all within a short drive of town. Airlie Beach is also exceptionally well serviced by all domestic airlines, with daily flights in and out of nearby Hamilton Island and quick water transfers. Queensland's Brisbane and Gold Coast airports provide easy international connections. Cleared and with all services including internet access connected, the near-level site is ready for building *. Plus, all essential soil tests, feature surveys, slippage reports, BAL reports, and site readiness surveys have already been performed/prepared, saving you thousands of dollars typically outlaid to obtain council construction approval. Select your own builder for the project or utilise premier local company Moloko Homes who have already drawn up plans and renders. Copies of these documents will be provided upon request, and we can engage this reputable building company on your behalf, with construction able to start as early as the first quarter of 2025. Large north-facing blocks boasting world-class views such as these are almost impossible to find in Airlie Beach, and our owners will be encouraging submission of all serious offers. Please contact Adam Nobel for further information about this unique, life-changing opportunity. *Subject to Council Approval

At a glance:- Rare north-facing, near level 1,166m² vacant land parcel in an exclusive secure hilltop estate- Unsurpassed Coral Sea, Whitsunday islands, lush hinterland, and National Park views- One of the highest points in this idyllic coastal region; tranquil private bushland setting - Design and build a brand new, multi-level luxury home further harnessing the world-class views - Site is cleared with all services including internet access connected, ready for construction* - All essential tests, surveys, and reports for council approval have been completed - Copies of existing plans and renders by a premier local builder are available upon request - Incredible lifestyle location in a beautiful, resort town at the gateway to the Whitsundays - Moments from main street's cafes, fine dining, cocktail bars and shops including Woolworths - Swim in the magnificent Airlie Beach Lagoon, stroll along the Esplanade Boardwalk and markets - Soak up the sun on secluded golden beaches; hike through the national park to hidden waterfalls - Day cruises to the Great Barrier Reef, easy island Resort connections, and private yacht moorings - Enjoy sailing, snorkelling, scuba diving and fishing; helicopter and seaplane tours - Well-serviced by all domestic airlines; international flights through Brisbane and Gold Coast airports

*Subject to Council Approval