

**1031/123 Sooning St 'Blue On Blue', Nelly Bay, Qld
4819**



Sold Apartment

Saturday, 16 December 2023

1031/123 Sooning St 'Blue On Blue', Nelly Bay, Qld 4819

Bedrooms: 4

Bathrooms: 3

Parkings: 1

Area: 300 m2

Type: Apartment



Alex Strens

\$1,050,000

This immaculately maintained penthouse is in premium position, surrounded by water on three sides, with views to the hills and beaches of the island and across the Coral Sea to the twinkling lights of Townsville. A stand-out in size, aspect and presentation, this penthouse offers 4 generous bedrooms, 3 bathrooms, 2 living areas and no less than 3 balconies! Each bedroom opens up onto a deck, allowing you and your friends and family to enjoy a solitary morning cuppa or join the fun on the enormous wrap-around deck where you can choose sun or shade any time of the year. Entering into the light-filled open-plan main living area, the new kitchen is a feast for the eyes, and perfect for entertaining. Open up the doors and louvre windows and the filtered sea breeze is all you need for most of the year although the apartment is fully air-conditioned with efficient new ceiling fans and lights throughout. A huge wrap-around deck opens up off the lounge area, with more than enough room for a large dining area, outdoor lounge and sun loungers. The deck extends around bedroom two, which is perfect guest accommodation given the separation from the other bedrooms and serviced by its own bathroom. The second living area can be utilised as you choose - a large home office, TV room, playroom, artist's studio or reading room. Opening onto a balcony with spectacular views over the marina and across to Nelly Bay beach, as with the rest of the apartment, it enjoys beautiful natural light and airflow. The master bedroom opens off the second living area with marina and mountain views and an ensuite bathroom with walk-in rainhead shower, vanity and toilet. Bedrooms 3 & 4 are situated close to the family bathroom which includes a bath and separate shower. All of the bedrooms have generous built-in-wardrobes and bedrooms 3 & 4 also open onto a balcony which overlooks the incredible lagoon pool and hills of Nelly Bay, whose granite rocks and hoop pines reflect the changing colours of the sun throughout the day. Offered fully furnished (some pieces will differ from those in the photos, please request a copy of the inventory), you can add your personal style to make it your home or holiday home. The current residents have loved living in the apartment, but it would equally be a popular holiday rental should that be your preference. The complex is managed by Peppers although you are free to engage any managing agent of your choosing. With 'Blue on Blue' just steps away from the ferry terminal, the location couldn't be more convenient. Choose from the onsite waterfront restaurant or take a short walk to a good selection of cafes and restaurants. Also nearby are supermarkets, shops, medical facilities, tours and public transport so you'll discover that once you live here, there's little you miss out on compared to city living. Magnetic Island has reliable town water and power, both piped from the mainland, which is just a short 20 minute fast ferry ride away. With the airport a ten minute drive from the ferry terminal on a bad day, Magnetic Island is surely one of the most accessible freehold islands on the east coast. Body corp fees approx \$21,336 p.a. (includes building insurance) and council rates approx \$3400 p.a. (includes water). Contact Alex to arrange a private inspection by appointment. This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary. Property Code: 1471