

# 12 Ward Esplanade, Ball Bay, Qld 4741

## House For Sale

Monday, 6 November 2023

12 Ward Esplanade, Ball Bay, Qld 4741

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 640 m2**

**Type: House**



Trevor Chapman  
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## Auction

The ocean views are simply stunning from this 3-bedroom modern beach front home in beautiful Ball Bay, you will never get tired of looking out over the blue water to the islands of the Southern Whitsundays and Indian Head, watching the fishing boats return with their eskies full of the days catch, the children playing on the beach, and at night the full moon rising out of the water, this truly is a magical place to live, or own as your escape! The home is built over three levels, the first level has a two-car lock-up garage with electric panel lift door, two car open garage, storage area, laundry and separate toilet, internal stairs lead up to the second level, there you will find the study nook, open plan tiled living area, large tiled two pac kitchen with stone benchtops and quality Miele appliances. Internal timber stairs lead up to the third level, there you will find 3 built-in wardrobe and air-conditioned bedrooms, the main bedroom has an ensuite and walk in wardrobe, as well as the main bathroom and toilet. Leading off the living area at the front of the home is a tiled patio, complete with Luxaflex outdoor blinds, wet bar cleverly hidden behind a roller door, and the magnificent breathtaking views of the ocean. At the rear of the home is a 4m x 9m lock up colourbond shed, with easy access from the road, ideal for housing the tinny and storing the crab pots and fishing gear, at the side of the shed is an additional 3m x 3m lean to. Other Key Features of the home include: • Solar power. • Rainwater tank. • Epoxy flooring in the garage. • Plumbing facility for an ice making/water fridge. • Accommodation for 5 cars. • Easy care gardens and lawn. Ball Bay is a peaceful and quiet beach area located 35km's (approx) north of Mackay QLD, it offers a shady tree lined Bay where you can fish off the beach or the rocks at the end of the Bay, launch your boat off the beach, walk on the beach, bush walk through Cape Hillsborough National Park bush walking track, observe the large variety of wildlife including flatback turtles hatching in the early hours of the summer months, or just taking in the serenity of this picturesque location. Beachfront homes like this home rarely come on the market, astute buyers know that properties like this do not last, they simply get snapped up, call now to avoid missing out on this great family beach house. For more information on this property or to arrange your private inspection at 12 Ward Esplanade, Ball Bay, contact Trevor Chapman or Robyn Land today!