

13/3 Kirribilli Avenue, East Mackay, Qld 4740

Apartment For Sale

Sunday, 22 October 2023

13/3 Kirribilli Avenue, East Mackay, Qld 4740

Bedrooms: 3

Bathrooms: 2

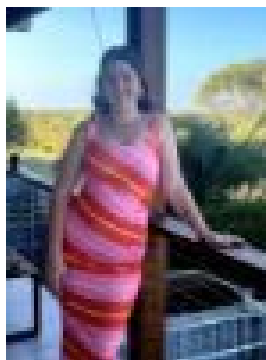
Parkings: 2

Area: 98 m2

Type: Apartment



Benjamin Molineux



Shannon Woods
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Offers over \$400,000

Luxurious beachside living doesn't get any better than this. Kirribilli Ave is a no-through circuit on the most northern point of East Mackay and this three-bedroom apartment is in the modern beachfront apartment complex, Pacific Sands. With views towards the Coral Sea and the Pioneer River, luxurious Pacific Sands has a fabulous resort-style inground swimming pool and BBQ area and just a few minutes by car or short pleasurable bike ride along the Esplanade and the Bluewater Trail to the Mackay CBD. Built in 2015, Pacific Sands is new and stylish and this spacious apartment has been cleverly designed and beautifully appointed with state-of-the-art appliances, crisp white walls and earthy-toned tiles and cabinetry. Located on level two, with three generous bedrooms, each with built-in robes, air conditioning, ceiling fans, plush carpet, sliding windows and floor-to-ceiling blackout curtains, this apartment is more like a house in terms of size and space. This apartment's point of difference is the dual key living with a spacious master suite in one fully-self contained unit and two bedrooms, one bathroom, lounge, dining and kitchen in the other. With its own front door, a built-in kitchenette, a lovely large ensuite with glass enclosed shower, big vanity and toilet, room for a desk and a sliding glass door opening up onto the undercover balcony, Unit 206B is a standalone one-bedroom studio apartment while Unit 206A features the two other bedrooms, a roomy bathroom with shower, vanity and toilet and the open plan living, dining and kitchen. The light and airy open-plan living, dining and kitchen area has plenty of room for couches, a TV and a large dining table and flows out onto the undercover balcony with room for a six-seater table via security-screened sliding glass doors. The one-wall kitchen is so simple and practical in its design that there is ample under-the-bench and overhead storage space, two floor-to-ceiling pantries, stainless steel dishwasher, a state-of-the-art oven and a glass cooktop. All finished in stylish timber cabinetry, creamy stone benchtops and glossy white tiles, this kitchen is as beautiful as it is functional. Towering above the neighbouring properties, Pacific Sands is an impressive modern building and this apartment offers the lucky new owners delightful, relaxed low-maintenance beachside living. Some of the benefits of this stylish three-bedroom beachside apartment:

- > Dual key
- > Unit B features a large bedroom, kitchenette, ensuite and balcony
- > Unit A features two generous bedrooms, a bathroom, kitchen, lounge, dining and balcony
- > Modern apartment block built in 2015
- > Air conditioning
- > Built-in robes
- > Dishwasher
- > Intercom
- > Inground pool
- > BBQ area
- > Secure and enclosed car parking for the complex
- > Two car spaces
- > Internal European laundry with washing and dryer machines
- > Walking distance from the beach
- > Five-minute drive to CBD
- > Low maintenance, secure, beachside living

Current tenancy is \$700/wk from 05/05/2023 to 04/05/2024 which is an outstanding gross yield of approximately 9.3% or there is on-site hotel management/letting for short term stays with their nightly rates being upto \$350/night. Property vine will also offer a rental guarantee of \$815/week if this property is placed with them into their short term rental pool, please contact Property Vine at 1300 044 943 for further information. Mackay Council Rates for this apartment are approximately \$1760.50/half year and body corporate fees are approximately \$11,200/year. To take advantage of this exclusive opportunity to make this luxurious dual-key three-bedroom apartment in a modern and stylish beachside apartment block with an inground pool yours, don't delay, contact Benjamin from Baileux today, to arrange your inspection. Ph. 0400 989 161 or benjamin@baileux.com.au