

**135 Bloodwood Ave, Sunrise at 1770, Agnes Water,
Qld 4677**

Sold Residential Land

Monday, 11 September 2023

135 Bloodwood Ave, Sunrise at 1770, Agnes Water, Qld 4677

Area: 4377 m2

Type: Residential Land

\$375,000

Hidden Treasure 4,377 m² of Beachside Land Sunrise at 1770 This prime acreage site situated in Sunrise at 1770 Eco Estate. Sunrise at 1770 that offers one of the most incredible lifestyles on the coast. Uncrowded surfing beaches, the Great Barrier Reef just offshore, 4 km of walks over 6 beaches, incredible fishing, and an eco-lifestyle as good as it gets. Offering international standard facilities the estate provides 3 Swimming pools, 4 tennis courts, children's playground, 8 BBQ cabanas at two lifestyle clubs. Encompassing access to Springs's beach, the hidden secret of Queensland surfing elite, it offers both point and beach breaks. Other hidden gems can offer a solo surfing experience rarely found on the coast today. Wildlife and vegetation protection standards are of the highest standard. Attention to detail and care of the land and facilities in the estate is first class. Privacy and security are paramount to the owner's guest and residents at Sunrise. Agnes Water's community is for those looking for opportunity to find some different, something of value with a community that is vibrant about lifestyle and the environment. For the IM and viewing of this excellent property and take in all the Sunrise Estate has to offer contact Gordon Christian on 0417206500 today.

Property Snapshot
Address: Lot 135 Sunrise Close Sunrise at 1770 Estate Agnes Water
Lot on Plan: LOT 135 SURVEY PLAN 150901
Body Corporate Scheme: Sunrise at 1770
<https://www.sunrise1770.com.au/>
Land Size: 4,377 m²
Rates \$1917 pa
Body Corporate Admin \$6000 pa
Sinking \$1500 pa
Payable in 4 payments
Total Costs \$9417
Info about the estate
Bi Laws, Building Regulations and the first community management statement that sets out the rules and regs for the Body Corporate for Sunrise at 1770.

Zone Character Residential
<https://www.grcplanningscheme.com.au/version-2/part-6/6-2-zone-codes/6-2-4-character-residential>
Two stages to the building application process
CDC and FDC are compliance reports that form part of the application to the Sunrise design review committee.
The CMS contains the building code