

# 2 The Vines Court, Balgal Beach, Qld 4816



## House For Sale

Tuesday, 28 November 2023

2 The Vines Court, Balgal Beach, Qld 4816

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 800 m2

Type: House



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## Offers Over \$695,000

An amazing opportunity to live by the ocean with direct access to the beach at your back gate. Set on a generous 800sqm allotment, this two-story home boosts ocean views and catches sea breeze all year round. Offering extra space for your boat or caravan in the generous work shed and a variety of out door living spaces. The primary suite is a generous 71sqm, with lounge area and private patio, walk in wardrobe and large ensuite. This upper level living delivers ocean views to the east and the north, with gorgeous mountain views to the west. Internal liveable features: • Generous kitchen with ample cupboard space • Gas cooking options • Separate living and dining • Two bathrooms • New split system air-conditioning • Internal laundry • Walk-in robe and • Large ensuite • New window furnishings External features: • Large 3 bay shed (9x9m, 81m<sup>2</sup>) • High 3.1m clearance on the work shed roller door, great for a caravan or boat access • 4KW Solar System with new Inverter • Fully irrigated lawns/gardens • External shower for when you return from the beach • Newly painted Exterior • Generator connection point • Security System • Shade sails and privacy blinds • Rose garden Arbour • Ocean views • Ocean breeze all year round • Moments to the beach (less than 200m) • New generator change over switch installed • Rejuvenated landscaping, various Jasmine varieties, fruit trees, inc Macadamia Nut, Lady Finger, Banana's, Mango, Peach, Orange, Pine Orange, Choko and Passionfruit Vines. • Automatic watering system • Private new Colourbond fencing. Current Rates: \$2,820.94 per annum Potential Rental Income: \$500.00 per week Get to know Balgal Beach Located a few kilometres north of the suburb of Rollingstone, Balgal Beach today is a popular destination for recreational activities such as boating, fishing and swimming. A boat ramp is located by the mouth of Rollingstone Creek, allowing for access to Palm Island and Orpheus Island National Park, with easy access pontoon for launching boats or a quiet creek fish. Facilities at Balgal Beach include a patrolled stinger enclosure from November to May, the Mystic Sands Golf & Country Club, a general store/cafe, holiday units, active community hall with associated activities, doctors' surgery, Chemist, and designated camping areas. Interested parties should verify the accuracy and currency of the information and make their own independent inquiries as the agent cannot attest to the correctness of the information provided. Some file photographs in use may have been taken some time ago or modifications have been conducted at the property since the photography. Please rely on your own inspection and investigations to determine if this property is suitable for your requirements and information provided is general in nature. Ray White Townsville bears no liability for any loss sustained due to inaccuracy or omission.