

**335/123 Sooning St 'Blue On Blue', Nelly Bay, Qld  
4819**



**Apartment For Sale**

Wednesday, 6 December 2023

335/123 Sooning St 'Blue On Blue', Nelly Bay, Qld 4819

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 302 m2**

**Type: Apartment**



Alex Strens

**\$1,100,000**

An opportunity arises to purchase a premier penthouse apartment on Magnetic Island. This huge 302m<sup>2</sup> apartment comprises 3 bedrooms, office, 2 bathrooms plus a powder room, 2 living rooms, three decks totalling 107m<sup>2</sup> with mesmerising views over the Magnetic Marina and Coral Sea.\* Huge open-plan living area opens up onto the enormous wrap-around balcony through banks of floor-to-ceiling glass doors\* The stylish modern kitchen is made for entertaining with double door fridge, double drawer dishwasher, hidden appliance cupboards, and a moveable island bench\* A second living room can be used as media room, children's playroom, or whatever suits your lifestyle.\* All of the bedrooms open onto balconies and the master bedroom features a stylish ensuite bath, separate shower, with granite-topped vanity, all making the most of the magnificent views.\* The orientation of the balconies means that you can choose whether you want to soak up some rays or cool off in the shade.\* The Blue on Blue complex features two swimming pools including the enormous lagoon viewed from this apartment, a day spa, conference rooms and the lovely 'Boardwalk' restaurant.\* Just steps from the ferry terminal, you can fly into Townsville and with a ten minute taxi ride and 20 minute relaxing ferry ride, you will be at your apartment in no time at all.\* Marina berths are available exclusively to owners of Blue on Blue apartments - call for further information.\* Body corp fees approx \$21,336 p.a. and council rates approx \$3400 p.a. \* Call Alex now to arrange an 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: 1513