

# 44 Augusta Drive, Balgal Beach, Qld 4816



## House For Sale

Friday, 12 April 2024

44 Augusta Drive, Balgal Beach, Qld 4816

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 838 m2

Type: House



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**\$730,000**

Are you on the lookout for a new home? Somewhere quiet and yet with facilities and leisure activities close by? Look no further, it is right here. This stunning property is only two and a half years old and boasts a perfect coastal hamlet position. Walk across the road and meander to a beautiful, undisturbed beach and foreshore. The residence has been thoughtfully designed with many special features, including a central enclosed breezeway that divides the home into two sides. One side of the property features a spacious kitchen with walk in pantry and Smeg gas cooker, lounge, dining area, and two good-sized bedrooms. The other side features a luxury main bedroom space with an ensuite and robe. The front of the main bedroom side has an enclosed BBQ / living area, which overlooks the stunning 4m x 4m compact inground saltwater pool. Another special feature of this property is the fully serviced granny flat at the back of the home. This is a first-class and comfortable addition to the property, perfect for accommodating guests or providing an additional living space or even extra income. All areas are fully air-conditioned. The property is securely fenced and provides ample privacy and also with an electric front gate. It has side access to the back of the residence and a large garage space. Between the home and granny flat is concreted and this area is an extension of the home and useful for gatherings with family/friends, children's play, or general workspace. If you are looking for a home with a different layout that offers flexibility and living options then this is definitely one to inspect. A 6.5kw Solar package is in place and this home has many benefits and clever additions including full irrigation and a nice back yard area with fruit trees. The land size is 838sqm. This really is a property that needs to be inspected to fully appreciate how much it offers. Balgal Beach is Townsville's most northern beach, away from the business and positioned between Townsville and Ingham. Shopping centres 30 mins drive. With the golf club near by and fresh water creeks, boat ramp and a beautiful beach just on hand this is a great mix of country living with coastal benefits.