

58/9a Browning Boulevard, Battery Hill, Qld 4551

Townhouse For Sale

Monday, 10 June 2024



58/9a Browning Boulevard, Battery Hill, Qld 4551

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 111 m2

Type: Townhouse



Janice Nankivell & Petals Waite

Offers over \$875,000

Located within a family friendly complex and offering a unique lifestyle, Pacific Haven is in a league of its own when it comes to quiet gated community living. The complex is designed to combine the best of a private residential environment with resort-style recreational facilities. This low-set Townhouse is situated in a premium quiet location and is located on one of the largest blocks within the resort. The north facing front garden offers the ideal location to relax on winter mornings. The outdoor patio at the rear is large and you have ample space for pets and children to enjoy. The Master bedroom is private at the rear, and the other two bedrooms are located separately offering great separation for guests of children. The kitchen is had a partial renovation with new appliances and updated benches and tiles. The floors have been updated throughout with easy care tiles and new carpets in the lounge and bedrooms. The home has been painted throughout and presents very well. The open plan living area flows seamlessly through to the front courtyard. The home is very private with ample room to entertain or just relax and enjoy the coastal lifestyle. Located in prime position with no rear neighbours and just a short stroll to the Pool, BBQ and Tennis courts. Pacific Haven's attractive environment is enhanced by natural water features and ponds located throughout the complex and well-manicured gardens. There is a freeform lagoon swimming pool with spa offering hours of enjoyment and relaxation for residents of all ages. For the exercise conscious resident's, a lap pool, gym and two tennis courts are also available. There are two BBQ areas, a children's playground and onsite management. The entrance has a secure automatic gate and ample visitor's car parks. Live the beachside lifestyle- 10 min walk to Currimundi beach, boating, fishing and kayaking- Walk or a 5 min drive to Moffat and Dicky Beach Café strips- Easy access to coastal bikeways and walking tracks- 2 min walk to Bus providing access to North and Southern Coastal regions- Walk to Currimundi State Primary School & Special School- Walk to childcare centre- Less than 5-minutes drive to Currimundi Marketplace- Easy access to Bruce Highway for Commuters- Under 10 minutes to Sunshine Coast University Hospital SCHOOL ZONES: Prep to 6 Currimundi State School Years 7-12 Meridan State College Home features: • Air-conditioning in living and master bedroom • Updated fans throughout • Solar • Fully fenced private yard • Pets on application • Secure gated complex • Double garage and ample visitor parks Body Corporate Fees are paid Quarterly in Advance and there is a discount for paying on time. Rates are paid half yearly. Administration Fund - \$4,528 per annum (if paid on time)- Sinking Fund - \$3,814.40 per annum (if paid on time)- Rates - \$2,418 per annum (As Investor - cheaper for Owner Occupier)- Expected Rental Appraisal - \$670 to \$700 per week Ideal for a weekender, families who want a low maintenance lifestyle, or downsizing in secure resort facilities. Don't delay it's Battery Hill's best buy! THIS HOME IS CURRENTLY TENANTED TO 15 AUGUST AT \$665 PER WEEK - there may be an option for Tenants to vacate early if Owner Occupier wants to purchase - or extend Lease if Investors as they are the "Dream Tenants".