

7 Augusta Drive, Balgal Beach, Qld 4816



House For Sale

Thursday, 6 June 2024

7 Augusta Drive, Balgal Beach, Qld 4816

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1121 m2

Type: House



Allison Gough
0421583168

\$780,000

A meticulously presented property nestled amongst a tree line back drop on a 1,121m² allotment. Generous light filled spaces and subtle coastal tones throughout this optional four bedroom home, a luminous open plan living zone with a kitchen area that connects perfectly to the outdoor patio and additional custom designed alfresco kitchen space, complete with woodfire oven. The inground pool includes a shady pool house and outdoor barbeque area with outdoor pizza oven. The primary bedroom provides a bathroom size ensuite that joins to the walk in wardrobe, sustainable tropical inspired louver window furnishing. Liveable Features: • Quality AP Williams constructed home • Internal kitchen includes stone bench tops, soft close doors/drawers and generous walk-in pantry • Brushed gold accents to the kitchen and laundry • Wet room to the main bathroom with freestanding bath and separate vanity alcove • Storage options throughout • Study nook • Built in wardrobes and split system air conditioning • Optional fourth bedroom or separate media room • Internal laundry / Utility room with outdoor access Outdoor inspiration: • 6kw solar power system • Custom Fire Brick & Co, Woodfire Oven with a bespoke tiling • Ziegler & Brown modular outdoor kitchen system with display drink fridge and wet area • Inground salt water pool • Pool house with timber decking • Powder coated outdoor aluminium barbeque/side kitchen with pizza oven in the pool area • Additional fridge to the pool pump shed for easy access • Established gardens with automatic irrigation • WIFI connected Irrigation is set to the lawn, garden and free standing pot plants • Garden Shed • Neat garden edging throughout the property • 15amp connection to the exterior patio for caravans and RV's • Fenced with double gate side access to the side driveway • Full concrete pebble create driveway through the double powder coated gates • Generator connection point Current Rates Before Discount: \$2,537.00 per annum 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, doctors' surgery, Chemist, and designated camping areas. Super active community hall, with Op Shop, Rural Transit Centre, regular activates, and additional community support groups include The Lions, Rural Fire Brigade and SES. Rollingstone State School is a busy rural primary school, includes a bus service for local children in the catchment area. High school Buses services Townsville located high schools. Inspections Welcome, call #AllisonGough 0421583168. 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.