

# 9 Viewpoint Street, Shoal Point, Qld 4750

## House For Sale

Thursday, 16 May 2024

PENNY WOOD LANE  
BYRON BAY | HINTERLAND | NORTH COAST

9 Viewpoint Street, Shoal Point, Qld 4750

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 725 m2

Type: House



Matt Bruggemann



Paul Bryan  
0432244156

## Offers from \$785k

The sellers of this 3 year old designer home have had a change in personal circumstances that is forcing the immediate sale of the property. They have relocated and we hold clear instructions to present all written offers for their immediate consideration. Property Highlights: \* 725sqm Level allotment with brand new fencing \* 272sqm Under roof - Builder's plans available \* 10.36KW Solar system with 28 panels \* Toshiba air-conditioning throughout \* Built by GJ Gardner Homes 2021 \* Current building & pest inspection report available on request \* Liveability Appraisal on request \* Council rates \$1,954.21 per half year \* Rent appraisal \$1000 per week unfurnished \* Media room + separate office \* High speed fibre to premises (FTTP) installed for NBN access \* Quality fixtures and fittings throughout \* Belling 'Richmond Deluxe' Stove with 4 electric ovens and 5 gas burners \* Butler's Pantry \* Rare and exotic collection of Cactus with low water requirements \* Pop-up irrigation system \* Side access gate opening approx. 3m (minimum pass space 2.36m) \* View 3D Virtual Reality Showcase attached For further information and to register for a viewing please contact Matt Bruggemann or Paul Bryan at Penny Wood Lane Boutique Real Estate Agency.