

92/9A Browning Boulevard, Battery Hill, Qld 4551



Townhouse For Sale

Tuesday, 6 February 2024

92/9A Browning Boulevard, Battery Hill, Qld 4551

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Jake Mackay
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Offers Over \$865,000

Located on the border of Battery Hill & Currimundi, 'Pacific Haven' is one of the regions most sought after gated complexes. Known for its resort style amenities and proximity to beaches, this is an exciting opportunity to secure a single level townhouse/villa in this extremely popular location. Number 92, is perfectly located within the complex on Trinity Way on the north eastern boundary making the walk to Currimundi Beach approximately seven minutes and not to mention being positioned moments to the FoodWorks, popular Pacific Haven Bakery and transport routes just beyond the complex gate. Designed to give the feeling of true house like living, there is a generous open plan living with air conditioning that opens to the massive covered outdoor entertaining. The Courtyard offers plenty of space for your furry friend plus gardens for the green thumb, established bushes make for a pleasant outlook while practical elements like washing line are tucked out of view. The kitchen offers generous bench and cupboard space, gas cooking and dishwasher. An atrium provides natural light and further ventilation. The living space is finished with durable floating timber look floors and security screens perfect for cross ventilation and evening breezes. There are three bedrooms, the master with ensuite, all with built in robes and reverse cycle air conditioning, an immaculately presented family bathroom and separate toilet completes the picture. Be assured there is plenty of storage with cupboards galore in the double garage as well as ladder to access the roof cavity for extra storage. The single level design will appeal to those looking to downsize for functional living as well as families who choose to embrace this awesome position and live every day like a holiday with amenities rivalling a five star hotel such as lap pool, lagoon pool, spa as well as wading pool for the kids, two tennis courts, gym, two bbq areas, playground and stunning tropical gardens. The sellers of 92 have thoroughly enjoyed their time living in this amazing community. Now is your opportunity to secure your new home in this highly desirable beachside address. The sellers are open to flexible settlement period and terms- we welcome your inspection to truly discover how living in 'Pacific Haven' will be like you are on holiday every day!

- Sought after single level design in immaculate condition
- Massive outdoor entertaining area with pitched roof
- Great sized 110sqm courtyard perfect to bring your pet
- Air conditioning to living area and all three bedrooms
- Kitchen with great bench space, gas cooking, dishwasher
- Double garage with epoxy floor, ladder to attic storage & cupboards
- Painted internally approximately 12 months ago, solar & solar hot water
- A seven minute leisurely walk to beautiful Currimundi beach
- East access to shops, bus routes to main shopping centres and medical
- Body Corp fees- \$1,973 per quarter after discount
- Council Rates- \$1,063 per half year & Water- \$345 p/q (usage dependant)