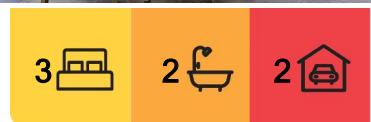


## Hollywell, 7/323 Bayview Street

**Under Contract - RESIDENTIAL VILLA IN SECURED ELEGANT COMPLEX - WITH BEACH ACCESS!**

Extremely rare opportunity to secure your own Villa within the private and exclusive Allisee complex, featuring state-of-the-art facilities, security and your own access to the mesmerising Broadwater beaches and parks. If you are looking for a home that offers you lifestyle, close to water and outdoor activities, in a beautiful placid and tranquil environment, don't miss inspecting this unique property and all what it has to offer.

Villa 7 offers a serene setting backing onto a beautiful, quiet and lush backyard with your own timber decking and manicured low maintenance gardens. Perfect for little ones or pet lovers, or for those who enjoy entertaining with family BBQs or candlelight dining. In addition to the covered outdoor alfresco, you will find a magical internal courtyard that flows directly from the living room, offering an alternative entertaining area, whilst providing loads of natural light to the home.



**For Sale**  
Under Contract by Ana Tulloch

**View**  
[ljhooker.com.au/2NFXF3E](http://ljhooker.com.au/2NFXF3E)

**Contact**  
**Ana Tulloch**  
0439 343 432  
[ana@ljhbroadwater.com.au](mailto:ana@ljhbroadwater.com.au)



**LJ Hooker Broadwater**  
**(07) 5537 1311**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Sophisticated, modern and quality finishes throughout, define this home. Kitchen is a Chef's delight with plenty of cupboards, top tier appliances and large breakfast bench with stone tops, opening onto the immaculate deck and rear yard. 3 good sized bedrooms, upstairs, will accommodate all your family needs. Grand master suite overlooking the backyard with ensuite and WIR, while the other two bedrooms share the large family bathroom.

Features you will love:

- \* 3 large bedrooms all with BIRs
- \* 2.5 bathrooms (powder room downstairs)
- \* Garage with remote control for 2 cars and lots of room for extra storage
- \* Dedicated office nook upstairs
- \* Secure and exclusive residential complex
- \* Chef's dream modern expansive kitchen with quality appliances and lots of storage
- \* Open internal courtyard
- \* Backyard with timber decking and private gardens
- \* Ducted and zoned reverse cycle air-conditioning
- \* Modern sophisticated and yet practical finishes throughout
- \* Security and fly screens
- \* Ceiling fans in all rooms
- \* Electronic code entry door

Famous Allisee facilities include:

- \* Private path direct to the beach
- \* Onsite Managers
- \* Security gate at entry of complex with security cameras
- \* 3 pools & spa
- \* Sauna & steam room
- \* Large state-of-the-art gym
- \* Tennis court
- \* BBQ areas
- \* Function room and library

The Numbers:

- \* Council Rates around \$2,250 per year
- \* Water Rates around \$330 per quarter
- \* Body Corporate fees around \$163 per week NET after 10% discount (including Sinking Fund, Admin Fund and Building insurance)
- \* Villas have individual body corporate with healthy Sinking Fund around \$250,000 balance

Allisee complex is a short distance to Paradise Point Village which caters for all amenities and a short drive to Runaway Bay Shopping Centre. This is a stunning complex to enjoy outdoor activities while in the comfort of private and residential living.

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater and Ana Tulloch Realty Pty Ltd Licence No 3998095 by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied



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upon as being true and correct. You should make independent inquiries and seek your own independent advice.

## More About this Property

Property ID	2NFXF3E
Property Type	Villa
Including	Ensuite Air Conditioning Toilets (3) Outdoor Entertaining

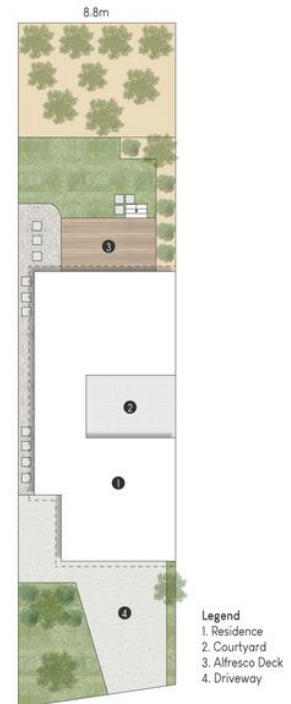
**Ana Tulloch 0439 343 432**  
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7/323 BAYVIEW STREET, HOLLYWELL

3 2 2

Internal: 147m<sup>2</sup> | External: 53m<sup>2</sup> | Total: 200m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

