



Innes Park, 19 Northwest Avenue

NEARLY BUILT COASTAL LUXURY IN INNES PARK

Discover your dream home in the serene coastal community of Innes Park. This builder's home offers the perfect blend of luxury, comfort, and modern living, just a short stroll from the beach. Set for completion by April 2025

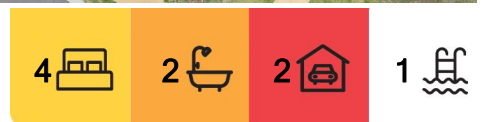
KEY FEATURES:

- Salt Water Pool: Enjoy a refreshing dip in your private 6x3m saltwater pool.
- Carpeted Bedrooms: Cozy and comfortable carpeted bedrooms for a restful retreat.
- Tiled Home: Elegant and easy-to-maintain tiled flooring throughout the home.
- Gourmet Kitchen: Featuring Smeg appliances, an induction cooktop, and an integrated dishwasher, this kitchen is a culinary enthusiast's dream.
- Outdoor Entertaining Area and Kitchen: Perfect for hosting gatherings with family and friends.

GENEROUS AND ELEGANT INTERIOR:



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.



For Sale
Submit All Offers

View
ljhooker.com.au/1T47GTV

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Step inside to a spacious open-concept living and dining area and a stylish entertainer's kitchen, complete with a large island bench, walk-in pantry and high-end Italian appliances. The master suite offers a spacious walk-in robe, and a luxurious ensuite. The second, third and fourth bedrooms come with built-in robes, while the versatile multi-purpose room can be used as a study, office or media room.

UNRIVALLED COASTAL LIFESTYLE NOTABLE FEATURES:

Located in the coastal community of Innes Park, this home offers:

- 742m² Block: Elevated with beautiful views and a wonderful northeast aspect for your backyard. Generous build size of 282.9m².
- Nature and Community Focus: Enjoy nature strips, parks, and walkways in a growing community.
- Convenient Location: A quick walk to the renowned Paradise Bakery, a few minutes' drive to the convenience store, takeaway, and the Golf Course.
- Beach Access: Approximately 600m to the beach access and water's edge.
- Local Amenities: Only an 8-minute drive to Bargara's shopping centre, post office, cafes, and more.
- Quality Homes: Surrounded by other quality homes currently being built.
- Peaceful Community: Innes Park offers a calm swimming inlet, BBQs, playground, skate park, and volleyball net for leisure activities.
- Rates: Approximately \$1500 excluding water.

EMBRACE THE COASTAL LIFESTYLE:

Immerse yourself in the coastal lifestyle with leisurely strolls to the beach, just moments away from your doorstep. This home offers the perfect balance of functionality and flair, making every day feel like a vacation in paradise.

AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 2
- Media / multipurpose room: 1
- Large Open Plan Kitchen / Dining
- Outdoor Entertaining Area
- Large Salt Water Pool
- 600m to Beach Access

DISTANCE TO FACILITIES (APPROX):

Walking distance to the beach —600m
Paradise Bakehouse —1.9km
Coral Cove Convenience —4.1km
Bargara Central —7.1km
Bundaberg CBD - 16km

Don't miss this exceptional opportunity to own a piece of Innes Park's most coveted real estate. Contact us today to schedule a viewing and make this luxurious coastal home yours.

This home is truly a gem, in a brilliant location!

Opportunities like this property don't arise in the market very often, so don't miss your chance. Contact Exclusive Marketing Agent, Jonathon Olsen on 0409 534 533.



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More About this Property

Property ID	1T47GTV
Property Type	House
House Size	282.9 m2
Land Area	742 m2
Including	Ensuite Air Conditioning Pool

Jonathon Olsen 0409 534 533

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Rev	Description	Date
-	-	-

Wet Areas:
 All wet areas to comply with N.C.C. Vol. 2, Part 10.2 (Wet Area Waterproofing) & AS 3740:2021 (Waterproofing of Domestic Wet Areas)



Area:
 O/s walls - 243.2m²
 Alfresco - 34.2m²
 Entry Patio - 5.5m²
 Total - 282.9m²

FLOOR PLAN
 scale 1:100 @ A3



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Site: NO. 19 NORTH WEST AVE,
 HEADLANDS ESTATE
 LOT 217 ON SP341267
 Project: PROPOSED DWELLING
 Description: FLOOR PLAN.

Issue: **FINAL** Date: 1/08/24
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 Design: R.B. Drawn: R.B. Approved: J.G.
 Drawing No: **24537** Page: **01**