



1205/3 Birkdale Place, Magenta

Premium Coastal Townhouse — Resort Access, Fully Refurbished, Exceptional Value!




A rare opportunity to secure a premium, fully maintained, fully refurbished and refurnished coastal townhouse within the exclusive Pullman Magenta Shores Resort. Offering the perfect blend of low maintenance luxury, resort style living, and strong investment performance, this beautifully upgraded residence appeals equally to owner occupiers seeking lifestyle and investors seeking reliable ROI.

With pricing from \$850,000 to \$890,000, this home represents outstanding value in one of the Central Coast's most tightly held beachfront communities.

Interested in this property? To register your interest and secure your place at the upcoming open home, please contact Justin directly. Pre-registration is encouraged to ensure you receive inspection times, all financial information available and access details.

THE RESIDENCE

Beautifully Refurbished & Move In Ready
Recently upgraded throughout, the home features:

3  2  1 

FOR SALE
\$850,000 - \$890,000

VIEW
By Appointment

AGENTS
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Tim Bembridge
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AGENCY
LJ Hooker Tumbi Umbi | Killarney Vale |
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(02) 4389 1722

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.

 **LJ Hooker**

- New premium carpet
- Full internal repaint
- New furniture package
- Upgraded ducted air conditioning with coastal protection
- Modern lighting and refreshed interiors

Light Filled Living Spaces

The ground floor offers:

- Open plan living and dining
- Contemporary kitchen with island bench and stainless steel appliances
- " Seamless indoor—outdoor flow to a private courtyard
- European laundry + guest WC

Private Upstairs Retreat

- Master suite with ensuite and private balcony
- Two additional bedrooms with built in wardrobes
- Bathroom with bath and shower

A perfect balance of comfort, privacy and low maintenance living.

RESORT LIFESTYLE

Residents enjoy access to world class amenities:

- 18 hole championship golf course (Golf Australia Top 100)
- Heated indoor lap pool
- Lagoon pool with seasonal bar
- Gym, tennis courts & walking paths
- Barretts Restaurant & Shallows Bar
- Direct beach access

A lifestyle unmatched on the Central Coast.

INVESTMENT ADVANTAGE

This property offers exceptional flexibility for investors:

- Strong rental and Airbnb demand
- Proven ROI profile
- Fully refurbished with no immediate capex outlay required
- Tightly held coastal precinct with limited supply
- Ideal for SMSF, portfolio investors, or future owner occupiers

"This is a premium property, fully maintained, refurbished and furnished. It offers owner occupiers and investors alike significant value not only in its location and amenities but also in ROI in either scenario."

THE OPPORTUNITY

Whether you're seeking a luxury coastal home, a weekender, or a high performing investment, this townhouse delivers exceptional value and long term appeal.

Disclaimer: All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty about the information provided. All images, border/s, property boundaries and floor plans are indicative of the property and for illustrative purposes only. Any development potential stated herein is suggestive only and may be subject to relevant approvals, as such it is not to be relied upon. All distances and measurements are approximate. Interested parties must solely rely on their own enquiries.

MORE DETAILS

Property ID WUXGJF
Property Type Townhouse
Including Ensuite
 Air Conditioning
 Balcony
 Built-in-Robes

Justin Bond 0406 999 007

Principal - Licensee | justin.bond@ljhooker.com.au

Tim Bembridge 0403 665 630

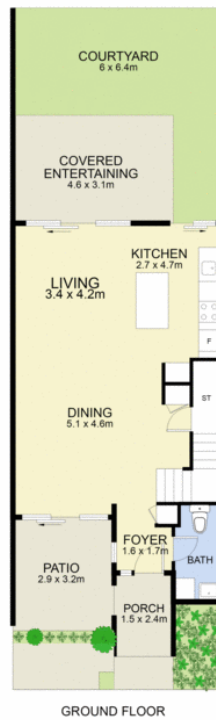
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0 1 2 3 4 5 SCALE METRES

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries



INT : 124 m²
EXT : 60 m² NOT TO SCALE

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