

UNDER CONTRACT



6 Seaview Ct, Wongaling Beach



## Hello Big Boy !

- \* Brand New, Class 10a Shed
- \* 3 x bays for large storage needs
- \* 2 bedroom furnished studio with patio and ocean glimpses
- \* 1 street back from the beach, room to build a home with 1132m2

Brand, spanking new in a cul-de-sac just one street back from the beachfront, the sellers were building their dream until an attractive work proposition presented itself which involved a relocation south.

Those with large boats or caravans are going to love this one!!

There's room for all your large storage needs plus an internal 2 bedroom, fully air-conditioned studio at the rear. Deliberately built on the northern side of the block, there's a blank canvas on the other side to build your new home and pool or upgrade the current classification to a class 1a dwelling for your dream shed home by the beach! It also maybe possible subject to council approval, to subdivide the block into two.

Great sea breezes and ocean views, Woolworths shopping centre is within walking distance with many other local facilities close by.

Just take a look at these impressive, detailed specs:

- \* Shed is a custom design, C1 Engineered
- \* Blue scope steel, colourbond corrugated iron and flashings
- \* Engineered mezzanine
- \* 12m x12m shed with 3m x 8m patio
- \* Blanket insulation on roof, air cell insulation on walls
- \* Studio is insulated on external walls, internal walls and between levels
- \* Bay 1: 12m x 4m (3.8h x 3.4w roller door)

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**Price** \$550k New Shed + Studio

**Property Type** Residential

**Property ID** 2759

**Land Area** 1,132 m2

### Agent Details

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### Office Details

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- \* Bay 2: 8m x 4m (3.8h x 3.4w roller door)
- \* Bay 3: 8m x 4m (3h x 3w roller door 2 of)
- \* Studio with glass sliding doors and windows with security door/screens
- \* 3 phase power
- \* Water mains with pressure regulator and isolator on shed
- \* Sewer connection with 2 addition points for future house connections
- \* 2 bedrooms upstairs approx 3m x 4m
- \* Laundry, bathroom, kitchen, and lounge room downstairs
- \* Carpet upstairs in bedrooms, build in storage in main, ceiling fan in main, timber staircase, sealed concrete downstairs
- \* 3x 2.5kw Fujitsu air-conditioners 1 in each bedroom and 1 in lounge room
- \* Bathroom has shower, toilet, Fisher and Paykel washer and dryer, vanity, and laundry shelving
- \* Additional shower outside on the rear of the shed
- \* Kitchen has under bench cabinetry, pantry cabinetry with build in Westinghouse oven, double bowl stainless sink, 60cm induction cooktop, stainless range hood and Haier 416L fridge
- \* Selling as is with furniture and left over building materials
- \* Hot and cold taps also in the patio (for future outdoor kitchen)
- \* Boundary is fenced with double access front entrance, welded steel front entrance with four swing gates
- \* Garden has a layer of topsoil, fertilizer, and layer of mulch over sand. Crush dust driveway and surrounding shed for ease of maintenance

Marketed exclusively by Tania @ Tropical Property - Inspections welcome by appointment !

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