

**35 Borton Street, Balgal Beach, QLD, 4816**



**House For Sale**

Tuesday, 26 November 2024

35 Borton Street, Balgal Beach, QLD, 4816

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## **Enjoy the privacy and silence which is only punctuated by the sounds of the waves .....**

Located in a secluded enclave with excellent long-term neighbours and less than a 200-meter walk to the Mystic Sands Beach Front, in the midst of the native vegetation, this home offers a very different experience to any other acreage property in Townsville's Northern Beaches area.

Built to a bespoke design, and set on 5583 m<sup>2</sup> in an elevated position, the home has been carefully planned to take advantage of beachside location, unique qualities of the allotment, and prevailing sea breezes.

The a two bedroom design, with both very large in size, offer's the option for the family room to be made into a third bedroom. A modern kitchen overlooks the open-plan dining and living areas. The front of the home features a verandah, which flows seamlessly from the living room through wide doors. At the rear is a family room. The master bedroom has built in robes and ensuite, and has access to the verandah through glass doors. Complimenting the home are a second bathroom and toilet and internal laundry. With high ceilings, louvres abundant glass and wide eaves, it's clear capturing natural light and the cool breezes was the focus of the design. The home also has double carport and 7m x 6m shed. The owner has also installed a booster for mobile phone coverage.

Designed in harmony with the environment, and neighbored by a tidal creek, mangroves and coastal native bushland, the property attracts abundant array of birdlife and native animals including wallabies and kangaroos, which constantly frequent the property.

### **THE PROPERTY :**

- Master bedroom 4.8m x 3.8 m plus ensuite and built in robes
- Second bedroom 4.8m x 3.3m plus built in robes
- Modern Bathroom
- Modern Kitchen
- Open plan living and dining area which opens onto verandah
- Verandah extends across the front of the home with access to master bedroom
- Large family room with scope to turn into third bedroom
- High ceilings
- Tiled floors
- Louvres and doors that open wide at the front to capture breezes
- Internal Laundry
- Stairs to front and rear
- Double carport
- 7m x 6m shed
- Booster for mobile phone service
- 5583 m<sup>2</sup> allotment

### **THE LOCATION :**

- Mystic Sands (Southern side of Balgal Beach).
- Short walk to beach front
- Located approximately 50km north of Townsville
- Popular destination for swimming, boating and fishing.
- Local primary school, doctor's surgery, pharmacy
- General store, golf club, beachfront park with BBQs and swings
- Boat ramp and fishing pontoon