

Sell Smarter!

PRD nationwide



\* lot plan outline is indicative only



1 Beach Road & 38 Coral Esplanade, Cannonvale

Expressions of Interest  
Closing Mon 12th Dec at 5pm

## One Off Opportunity With Flexibility

Where else in Australia can you find adjoining commercial properties with a waterfront location such as this - at what may be at a fraction of the cost of comparable properties in Noosa, Mooloolaba or Byron?? Whether you choose to develop yourself or hold and on-sell at a profit to a southern developer, your decision will be easier with a strong positive income & a seller with clear instructions to sell.

- ◇ Corner position zoned commercial opposite Cannonvale Beach
- ◇ 38 Coral Esp currently leased to long term commercial tenant
- ◇ 1 Beach Rd currently rented as duel living with an income of \$400pw
- ◇ Flexibility to secure one property or both
- ◇ Potential for a combined income of in excess of \$900pw
- ◇ The Whitsunday market is turning...don't miss the boat!!

Further details Rob Taylor 0428 466 124



2 2 2 1

## \$309,000 Endless List Of Features

**AIRLIE BEACH**, Unit 9/10 Hermitage Drive

Check out this list of features Incredible buying at this unbelievable price.

- Generous size unit
- Both bedrooms have balcony access
- Private & quiet boutique complex
- Sea views
- Secure access plus lift
- 2 carparks
- Separate laundry
- Pool & spa in complex

Our sellers are committed to other projects and want this property sold ASAP.

**SELLING**

**Price** \$309,000

**View** By Appointment

**Robert Taylor / 0428 466 124 / roberttaylor@prd.com.au**

3 3 2

## Tropical Delight

**MANDALAY**, 316 Mandalay Road

Located in the private and exclusive enclave of Mandalay Road this stunning Pavilion style home typified tropical living and enjoys an elevated position allowing for stunning sea views. Features generous living area and kitchen plus 3 bedrooms with the master enjoying its own private pavilion. Enjoy the sunsets from the entertaining cabana or cool off in the pool. Downstairs the 3rd bedroom with ensuite enjoys its own separate entry making it ideal for visiting guests. Architecturally designed this property is a past winner of an acclaimed HIA Australian House Of The Year award. Enjoy this private lifestyle fulltime or if you are looking for somewhere to unwind when you visit the Whitsundays and holiday the remainder of the time then this property is a winner.

**SELLING**

**Price** \$795,000

**View** Friday 4.45-5.15 & Saturday 10.00-10.30

**Robert Taylor / 0428 466 124 / roberttaylor@prd.com.au**



*Sell Smarter!*

**PRD nationwide**

4  2  2 

## Family Home In The Treetops

**JUBILEE POCKET, 10 Curlew Court**

Perched high taking advantage of the phenomenal valley views of the Conway mountain range in front or enjoy a closer interaction with the birds and wildlife in the bush setting behind. This quality highset home will have you at step one with fully tiled floors throughout the living areas and hall, enjoy quiet time and entertaining on your large timber deck and take in the outdoors with a fully landscaped 721m2 fenced yard. The spacious bedrooms will be a hit and certainly the balcony and ensuite from the master will get the heart racing. This delightful home has been well cared and loved for but now you have the opportunity to call it your own. Get in early as crowds are expected for this one.

**AUCTION Monday 12th December @ 6pm**

**View** Friday 4.15-4.45 & Saturday 11.30-12.00

**Brad Sobott**

**0411 236 507**

**bradsobott@prd.com.au**

4  2  2 

## Whitsunday Seaview Glamour

**AIRLIE BEACH, 33 Stonehaven court**

Imagine this! Enjoy winter tanning on your pool deck watching the seaview in front at your holiday home and only 500m to the main street of Airlie Beach. Then when normal life takes you back interstate, you get a very healthy income that pays for your investment and more. Perched high soaking up the view from 3 of the bedrooms and living areas with pitched ceilings and spacious verandah from both levels, this easy maintenance property comes with double lock up garage, endless storage capacity and a massive 6 x 3m games / rumpus room. This is an entertaining and lifestyle home that encases your Whitsunday dream with the ability to pay for itself. Inspections are a must.

**SELLING**

**Price** \$775,000

**View** Saturday 10.45-11.15

**Brad Sobott / 0411 236 507**

**bradsobott@prd.com.au**

1  1  1 

## Grossing \$60k Annually

**AIRLIE BEACH, Units 4,5 & 6/348 Shute Harbour Road**

Rare opportunity to purchase a studio apartment with own spa on deck with glorious water views in the heart of Airlie Beach. Short flat walk to Airlie central, directly opposite the port of Airlie and only 6 in the block. With the complex freshly painted and a new furniture package on its way, buy 1 or buy all 3 with a very affordable price for each unit. Amazingly healthy income which makes for an excellent investment opportunity.

**AUCTION Monday 5th December @ 6pm**

**View** Thursday & Monday 1.00-2.00

**Melinda Butcher**

**0400 773 478**

**melindabutcher@prd.com.au**

## Pearler Of A Block

**CANNONVALE, 12 Pearl Street**

Located at the end of a quite cal de sac, lies a flat 800 sqm (approx.) block ready to build your dream home. Surrounded by quality built homes and located within a 2km radius of shops, medical services, schools and dining options. With limited flat blocks available in Cannonvale presently act now and secure this great parcel of land.

**AUCTION Saturday 17th December @ 9.30am**

**View** Anytime

**Melinda Butcher**

**0400 773 478**

**melindabutcher@prd.com.au**

Sell Smarter!



3 1 1

Attention Investors & First Home Owners

CANNONVALE, Unit 11/20 Pandanus Drive

This open plan newly renovated 3 bed unit with front and rear gardens really is a must see. Benefitting from tiled floors throughout the property and the kitchen has a freestanding oven and also a dishwasher, and all 3 good sized bedrooms benefit from built in robes. The exterior has a good size carport with lockable storage, a well maintained yard and driveway and also a covered area out back for relaxing or maybe for planting. Conveniently located within a few minutes walk to transport, shopping centre, school, gym & beach, this property would suit both first home buyers & investors wishing to add to their portfolio.

SELLING

Price \$180,000

View Saturday 10.00-10.30

Darryl Brewer / 0479 164 730 / darrylbrewer@prd.com.au



4 1 4 1

Massive \$40K Price Reduction

CONWAY, 1059 Conway Road,

This fantastic 4 bed home on 3.8 acres really ticks all of the boxes. With tropical gardens, pool, 3 bay outbuildings, large covered entertainment area and eparate areas for chooks, ducks, goats or whatever farmyard animals take your fancy, this really is a must see. Fruit trees are dotted around the property so you can enjoy an abundance of oranges, mandarins, bananas, passion fruit, mangoes, star fruit and more and still have some left for family and friends. The property also benefits from the new NBN satellite service, new water purification system and back- up generator in case of power loss. Call me now to view this private tropical oasis.

\$499,000

View Friday 2.00-3.00 & Saturday 12.15-1.30

Darryl Brewer

0479 164 730

darrylbrewer@prd.com.au



4 2 2 1

Spectacular Sea Views

AIRLIE BEACH, 7 Kara Crescent

Situated on one of the best streets and just a short stroll to the heart of Airlie Beach.

This property boasts the most spectacular sea views over the marina and beyond, so sit back and enjoy the boats cruising in and out of the marina and take in the breathtaking views out across the Coral Sea. With 4 large bedrooms (3 with sea views) this character property with vaulted ceilings and wooden floors throughout, really caters for all of your needs. The huge pool and entertainment area are ideal for friends and family to enjoy a relaxing drink and soaking up all of what this superb property has to offer. The property also offers boat parking and a double lock up garage.

SELLING

Price \$775,000

View Friday 12.00-1.00 & Saturday 10.45-11.30

Darryl Brewer



Marina Berth in Paradise

AIRLIE BEACH, Berth F13, Port Drive

This 15m monohull marina berth with a 90+ year lease really is a great investment, situated in the exclusive Port of Airlie Marina and just a short stroll to the heart of Airlie Beach and the new ferry passenger terminal. With the 74 Whitsunday Islands at your doorstep, Whitehaven Beach with its 7kms of pristine silica sand and the world heritage listed Great Barrier Reef.

AUCTION Monday 5th

Decmember @ 6pm

View By Appointment

Darryl Brewer

0479 164 730

darrylbrewer@prd.com.au

Spectacular Sea View Land

WOODWORK, Lot 29/119 Botanica Drive

This unique elevated 3,300m2 block offers amazing sea views to the east & north & offers a rare combination of remnant Qld rainforest including mature Mackay Cedars, Qld Bottle Trees & more - together with abundant native bird life make this site a rare combination of location & environment. This sea view block (55m x 60m) is one of only 2 blocks over 3000m2 & has a house pad ready.

AUCTION Mon 5th Dec @ 6pm

View Anytime

Darryl Brewer

0479 164 730

darrylbrewer@prd.com.au

Sell Smarter!



2 2 1 1

Willing Vendor Ready To Sell

**AIRLIE BEACH**, Unit 24/18-34 Raintree Place

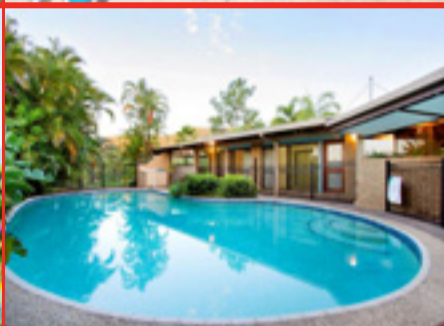
Opportunity to secure a 2 bedroom apartment located in the popular Azure Sea Resort.

- \* Stunning 180 degree views over the Coral Sea to Hayman Island
- \* 141m2 ground floor apartment with a good size modern kitchen
- \* Open plan living area flows out to the large covered balcony
- \* Master bedroom with floor to ceiling windows designed to enhance the view
- \* Second bedroom with built in robe and large main bathroom
- \* Fully air conditioned throughout
- \* Resort facilities include gymnasium, wet edge pool, spa and secure parking
- \* Walking distance to main street Airlie Beach and everything it has to offer

**AUCTION Monday 5th December @ 6pm**

**View** Friday 3.15-3.45 & Saturday 10.30-11.00

**Michelle Levett / 0413 921 901/ michellelevett@prd.com.au**



4 2 2 1

The Best Street in the Whitsundays

**CANNONVALE**, 16 Illawong Street

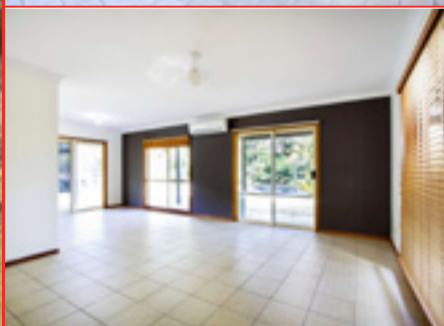
Illawong Street is known for its peace and quiet with no through traffic, and being close to shops, schools, and transport. This home has been architecturally designed for tropical open plan living. It is a cool home with large eaves and large sliding doors to catch the breezes. The kitchen is modern and practical with tons of storage and a cleverly positioned laundry. There are two bathrooms with showers to service the 4 bedrooms. The independent 4th bedroom is ideally positioned for the teenage retreat or visitors. The home is fully airconditioned and has a 5.2 kw solar panel system. The 10 metre pool and ¾ billiard table combine to make this easy care, easy accessed home a pleasure to live in.

SELLING

**Price** \$535,000

**View** Thursday 4.30-5.15 & Saturday 10.00-10.30

**John Harris / 0412 832 910 / johnharris@prd.com.au**



3 1 2

Houses Are In Demand!

**MANDALAY**, 18 Mandalay Road

Investors simply can not look past this cash positive opportunity. This well maintained property is situated on a flat corner block with established gardens. There is air con in all bedrooms a necessity for most tenants. It has been rental appraised at over \$300 per week. We have only one house on our rental vacancy list, meaning you will have no trouble renting this property out. To top it off, 18 Mandalay Road could well be the cheapest three bedroom home on the market.

Personalised investment analysis available upon request.

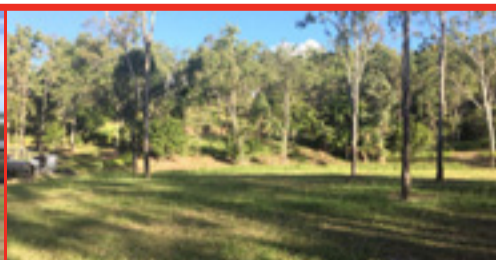
**AUCTION Friday 9th December @ 12pm**

**View** Friday 4.00-4.30 & Saturday 10.45-11.15

**Ethan Leet**

**0400 939 556**

**ethanleet@prd.com.au**



4 2 2

New Home For The New Year!

**JUBILEE POCKET**, Lot 28 Sapphire Bay

Move into your brand new home in February and start the year with a bang. Crafted by Moloko Homes and set on 779m2 this spacious 4 bedroom home is located in picturesque Sapphire Bay Estate where you will love the beautiful mountain vistas and quiet court location. Side access and room for a shed.

SELLING

**Price** \$449,000

**Robert Taylor**

**0428 466 124**

**roberttaylor@prd.com.au**

4000m2 + Shed With Bathroom

**WOODWARK**, Lot 19 Botanica Drive

Prefect boat storage or weekender and a place to keep the toys while you build your new house. Approx 4000sqm Lot with 15 X 9 shed of which 12 X 9 will be enclosed with a bathroom. Includes water tank & bio-cycle system as well, ready for when you build.

SELLING

**Price** \$272,500

**View** Fri 4.00-4.30/Sat 10.45-11.15

**Robert Taylor**

**0428 466 124**

**roberttaylor@prd.com.au**

*Sell Smarter!*

**PRD** nationwide



## **This Tenant Will Sadly Miss The Seaview**

**CANNONVALE**, 20 Whitehaven Crescent

Nestled on the hillside in a prominent location with just minutes to nearby schools, shops and other local amenities. This property offers just about everything one would want in a family home, complete with sea views and a pool. Open plan living, tiled through out, Bi fold doors opening out to two generous sized balconies with air-conditioning and ceiling fans throughout. Kitchen features include a generous size island bar, granite bench tops and stainless steel appliances. The home has 4 bedrooms all with built in-robos. This adjoins a parent retreat and a study. Main bathroom comes complete with double vanity shower and spa bath and there is a separate powder room. There is a double lock up garage with auto doors.

**SELLING**

**Price** \$539,000

**View** Saturday 12.00-12.30

**Michelle Levett / 0413 921 901 / [michellelevett@prd.com.au](mailto:michellelevett@prd.com.au)**

# The ultimate beach house is the Waikiki & here's 4 reasons why



1

Ultimate open-plan beach house that maximises inside/outside living areas, backing onto a pool and gazebo.

2

Holiday let investment: Borrow 100% plus costs and have a passive income of \$273pw\*.

3

Live in the three-bedroom and let the one-bedroom (earn \$18,190pa after costs\*).

4

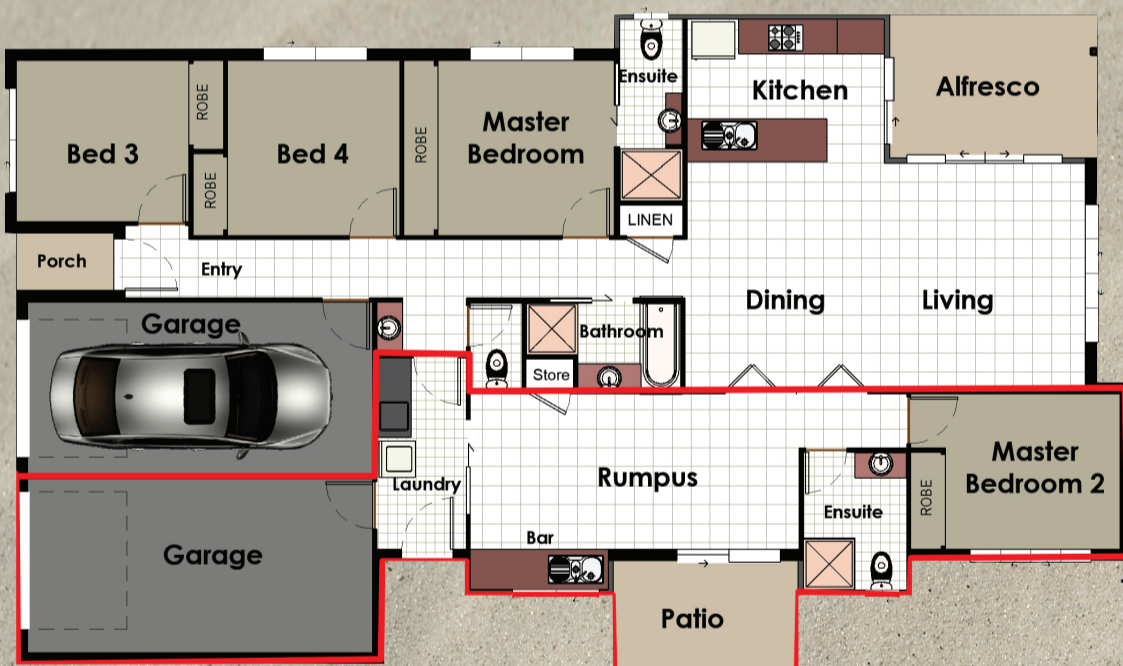
Live in the one-bedroom and let the three-bedroom (earn \$31,510pa after costs\*).

**TURN-KEY HOUSE & LAND**

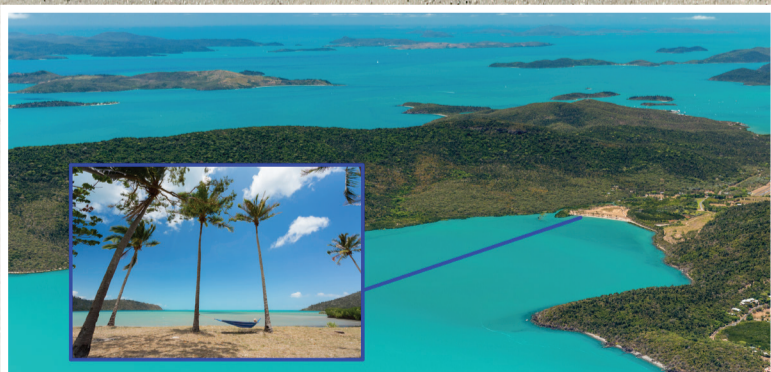
**\$599,000**

Complete with turf, fence, blinds, and air-conditioning

Bed: 4 Bath: 3 Land: 766sqm



\* After costs for agents fees, marketing and cleaning - based on a property investment assessment with returns calculated on market rates and occupancies. Call for details.



  
funnel bay  
• WHITSUNDAYS •

**1300 773 7653**

[www.funnelbay.com.au](http://www.funnelbay.com.au)

**PRD nationwide**