



OFFERS OVER
\$880,000

69 THE BOULEVARD

Waratah - Skillion Facade Grande Garage - 16m x 11m

PROPERTY HIGHLIGHTS



2 Bathrooms



3 Bedrooms



RV + 4 Garage



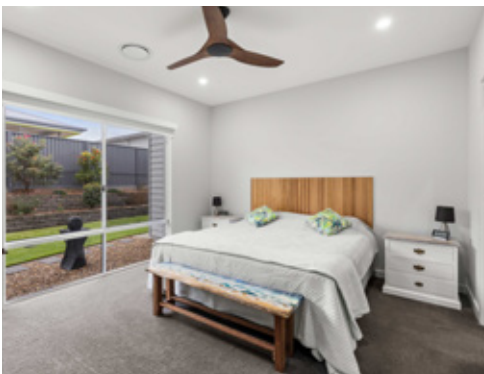
1 Study Nook

TOTAL AREAS (estimated)

Internal	136m ²
Alfresco	19m ²
Garage	98m ²
Porch	10m ²
Total*	263m²
Site Area	400m ²

Come live the Good Life!

Book an inspection today.
Call 1800 258 369



This manufactured home is regulated under the Manufactured Homes (Residential Parks) Act 2003.



*Indicative floor plan, landscaping & dimensions.

69 THE BOULEVARD

Nestled on the north side of The Boulevard, this stunning Waratah floor plan home offers a serene retreat on a highly sought-after 500 square metre site. Enjoy unparalleled privacy and ample space for entertaining guests, grandchildren and your beloved fur baby.

No need to wait for a new build - this exquisite home is ready for its new owners now. Step into a life of joy, tranquillity and endless possibilities at Good Life RV and Lifestyle Resort, Fraser Coast.

The impressive 16 metre garage, with an internal ceiling height of 4 metres, is perfect for housing all your cherished toys and hobbies.

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69 The Boulevard Home Inclusions & Upgrades



FEATURES

Site Area: 500sqm
House Area: 263sqm
Floorplan: Waratah
Facade: Skillion
Internal Scheme: Modern
External Scheme: Surfmist
Garage Size: Grande RV Garage 16m x 6m with 4m internal ceiling height
Orientation: North facing alfresco area & rear yard

CUSTOM UPGRADES

Retractable privacy blinds to alfresco

Quality window furnishings throughout, including twin privacy and block-out blinds to all bedrooms, sheer curtains to living and dining areas and blinds fitted to garage windows

Builder's Warranty

Additional external paving to both sides of the home

Garden shed with paved flooring

Pop-up sprinkler system to front and rear lawns and gardens with irrigation pump

Solar whirly birds for enhanced ventilation

Water filtration system fitted under kitchen sink

Security screen doors to front entry, alfresco and internal garage access

Overhead storage cupboards to laundry

Extended concrete pathways

Skylights to kitchen, pantry, ensuite, walk-in robe and main bathroom

Upgraded ceiling fans to living/dining area and all bedrooms

Additional shelving to kitchen cupboards and pantry

Floating shelves included throughout the home

Solar-powered garden water feature included

Disclaimer: The information provided herein has been obtained from sources deemed reliable. You and your advisers should conduct a careful and independent investigation of the property in order to determine to the suitability of the property for your needs.

STANDARD INCLUSIONS

Highly appointed kitchen with stone benchtops & European appliances (cooktop, microwave, oven, dishwasher & exhaust hood)

2.7 metre internal ceiling heights

Frameless shower screens

Water connection for refrigerator

Soft close drawers in kitchen, bathrooms and laundry

Feature pendant lights over kitchen benchtop

Walk In Pantry with shelves and stone bench

Stone benchtops in ensuite, bathroom and laundry

Square set ceilings throughout

Vinyl plank flooring in living areas

Carpet flooring in bedrooms

Reverse Cycle Ducted Air-conditioning

Ceiling fans in all living areas, bedrooms and alfresco area

3.2kW Solar PV system with 3kW inverter

LED lighting throughout

Epoxy flooring in garage

Insect screens to all sliding doors and opening windows

Grey glass glazing

Low maintenance fully landscaped rear yard and front gardens

Tiled alfresco and porch

Generous cupboard space storage

Intercom system

Fibre to the home (TV, high speed internet, phone & Foxtel)

Steel frame & Colorbond roofing

Insulated external walls and ceiling including external garage walls and garage ceiling

Fully fenced