



3303/ 146 Sooning St (Bright Point), Nelly Bay



## Spectacular Views - Premium, Private & Priced to Sell

This top floor, corner apartment stands out amongst the others, with its spacious floorplan, additional windows and complete privacy. The views are superb from the moment you step in the front door which brings you into the 'beach room', a bright and open large entry hall, with floor-to-ceiling glass doors allowing you to see straight through the open-plan living area to the azure water of the Coral Sea beyond.

The guest rooms are very generous in size with lots of built-in storage and open off the beach room at the far end, both benefitting from banks of louvre windows to capture the cool sea breeze, although of course the whole apartment has air-conditioning for those who choose to use it.

Waking up in the master suite is a joy with the dawn light playing on the water and the granite boulders and hoop pines of Hawkings Point in the distance. The spa bath is the perfect place to relax and even a quick shower in the ensuite bathroom won't be so quick as you drink in the views.

The living area is very spacious, wider than standard, with lots of light pouring in from both ends, with excellent cross-ventilation so you will rarely, if ever, want to turn the air-con on. If you need to work from home, you'll probably want to set up on the island bench....although if you need to actually get some work done instead of day-dreaming staring out of the window, there is a study nook tucked away off the lounge.

Entertaining is a breeze, with the galley-style kitchen opening onto the covered balcony, which is where you are likely to spend most of your time.

3 2 1

**Price** SOLD for \$445,000

**Property Type** Residential

**Property ID** 984

### Agent Details

Alex Strens - 0429 079 429

### Office Details

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It's not uncommon to see whales, dolphins and turtles and it's always pleasant to watch boats coming into the marina or sailing by. You'll never miss a ferry as you're just 2 mins walk to the ferry terminal and with good transport options nearby, you won't really need a car, although a parking space is allocated within the gated complex.

Bright Point is popular with holiday-makers, long-term residents and owner-occupiers alike, with its unique absolute oceanfront location, four swimming pools, gym and proximity to all the main facilities, shops, restaurants etc of Nelly Bay. Just 25 minutes ferry ride brings you to Townsville, with commuters and tourists alike making use of the regular services. Why leave the island though with all it has to offer - beautiful secluded beaches and bays, an array of watersports, scenic National Park walking trails, golf, horse-riding, the list goes on and on!

Currently a holiday rental, the apartment is offered fully furnished so you can move in or continue to holiday let it when you're not using it yourself. Contact Alex to arrange an inspection by private appointment.

Body corp fees approx \$11,535 p.a.; council rates approx \$3000 p.a. including water.

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