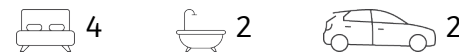




Vendors Must Sell - grab a beachside bargain!



44 Marlin Drive, Wonga Beach

Offers invited

Located in wonderful Wonga Beach, 15 minutes from Mossman, gateway to the Daintree rainforest, this modern & roomy 4 bedroom home is a few minutes walk from the beach. Location takes advantage of the adjacent reserve offering privacy, solitude & enjoyment of birdlife & natural bush vista. Separate fenced areas to the side & rear of the property would be well suited for pets.

Other features include:

- Master bedroom with ensuite & separate walk in wardrobe
- Built-in double wardrobes to bedrooms 2 & 3
- 4th bedroom / office with double doors
- 2 living areas, great for families, designed for excellent natural cross ventilation
- Tropical 7m x 3.5m swimming pool with glass fence panelling & outdoor shower.
- Tiled floors to main living areas with vinyl plan flooring to all bedrooms

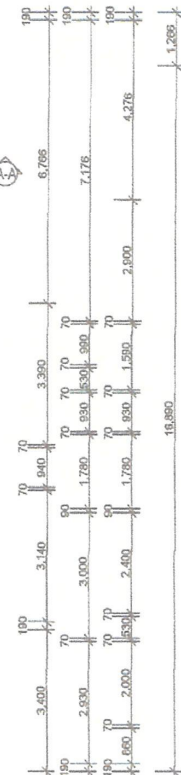
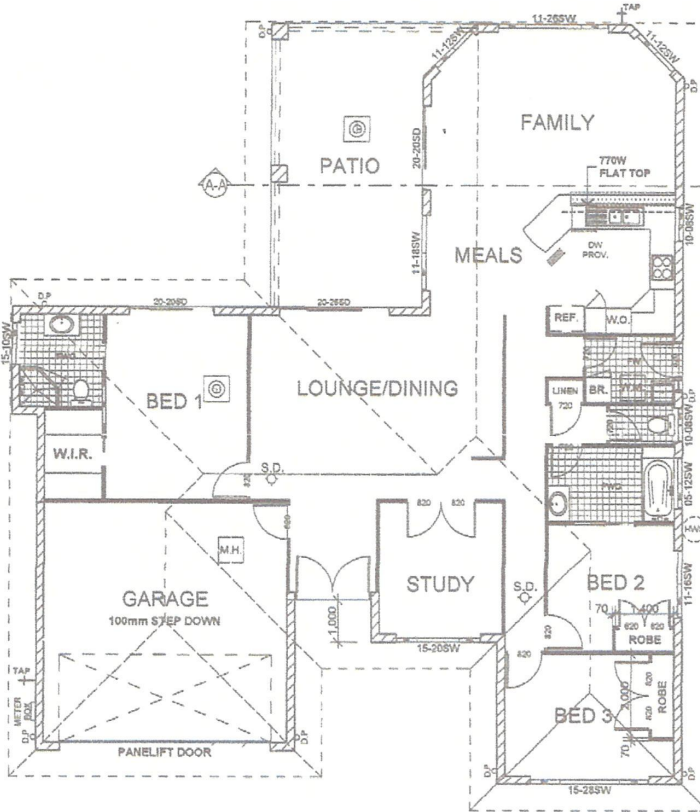
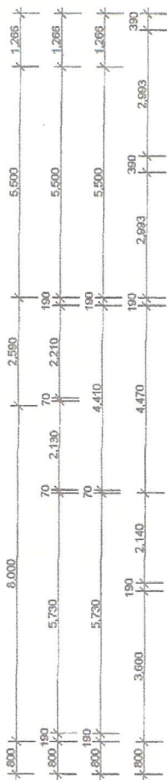
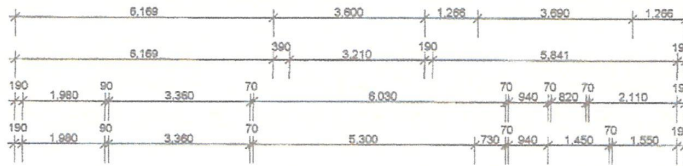
| | |
|-------------------------------|-----------|
| Property ID: | L901732 |
| Property Type: | House |
| Building / Floor Area: | 221 |
| Garages: | 2 |
| Land Area: | 800.0 sqm |

Charlie Madgwick
0408993228
charlie.madgwick@mossman.rh.com.au

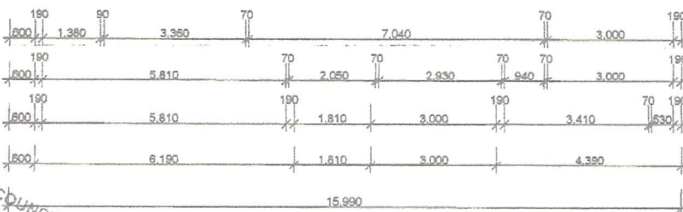
- Family bathroom with dual access to 2nd bedroom (semi-ensuite) & separate toilet
- Modern kitchen overlooking rear living area, outdoor patio & pool; large bench with near new appliances (gas cooktop, electric wall oven & dishwasher); new gas regulator
- Internal laundry
- Extended concreted patio with 7m x 4m undercover entertainment area off rear living area
- Established gardens & garden shed
- New air conditioners in master bedroom & living room (replaced in 2019); second air conditioning unit to rear lounge
- Generator switch connected to power the house during outages
- Entry doors fitted with 'crim-safe' screens (double front door plus rear sliders)



ELEVATION KEY



FLOOR AREAS
 LIVING - 158.02
 GARAGE - 36.20
 PATIO - 25.16
 PORCH - 1.81
 TOTAL - 221.19m²
 23.80 SQUARES



NOTE:
 : DISHWASHER PROV. WITH
 SPP & COLD WATER
 PLUMBING.
 : LIFT OFF HINGES TO WC

DOUGLAS SHIRE COUNCIL
 The building work shown on this
 drawing/document is approved subject to
 conditions issued on the approval

FLOOR PLAN.

WIND C2 - W50C.

| | | | | |
|--|---|--|-----------------------|-----------------|
| Newstart Homes <small>Newstart Homes HQ Pty. trading as Newstart Homes ABN 3402723341 Qld. Bn. 20923 Address: P.O. BOX 684 PORT DOUGLAS Qld. 4671 Phone: (07)40888878 Fax: (07)40888880</small> | Mr R & Mrs L SINCLAIR-SMITH LOT 63 MARLIN DVE WONGA BEACH | Design: KEPEL 221 BLC2600. | Drawn By: SG. | Amendments: |
| | | Period: TRADITIONAL. Inclusions: FITZROY. | Date: 6-5-2003. | Job Number: 327 |
| <small>N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES-THIS DESIGN IS THE EXCLUSIVE PROPERTY OF NEWSTART HOMES P.O. Pty. Ltd.</small> | | Scale: 1:100 | Sheet Number: 2 of 10 | |