



## 5/9 Beacon Court, Sunrise Beach Spacious Beach Townhouse

2 Bed | 2 Bath | Single Car Space

Welcome to residence 5 of Roland Garros a beachside townhouse offering the ultimate and convenient Sunrise Beach lifestyle, positioned just a short walk to the beach, popular schools, tennis club, aquatic center and Sunshine Beach Village. Here you'll find a low-maintenance townhouse, ideal as a home or investment due to its very handy location and floor plan. With only 8 in this boutique complex residence 5 feels more like a duplex, because of the privacy it offers with only one neighbour, sharing only one wall. It also features a double gate on one side of the garden courtyard and outdoor shower, allowing easy access direct from the beach with boards. This townhouse can also be accessed at the side door to the garage / studio, and from the south-east facing front door.

### Features Include:

- \*Spacious master bedroom with built-in wardrobe, ensuite with shower and toilet, and split-system air-con
- \*Kitchen with electrical appliances including dishwasher, flowing off the living-dining room
- \*From the living room you'll step out to the deck, where sun-kissed afternoons can be enjoyed lounging about or lunch in the glorious winter sun. The built-in bench seat doubles as a great outside storage space and seating option while the trellis offers wonderful privacy and your opportunity to create your very own vertical kitchen garden.
- \*Bedroom 2 features a built-in wardrobe, split system air-con and sliding glass door stepping out to the patio and turfed / landscaped garden courtyard.
- \*Landscaped garden courtyard features a double-door gate, a stylish garden shed and outdoor shower
- \*The single garage can double as a car space with garage door, and/or a studio with kitchenette and built-in laundry, including a benchtop and plug-in electric cooktop, sink and taps, space for a bar fridge and large storage cupboard, which can double as a pantry. This room also features a split system air-con and internal sliding door access plus external access via a lockable door directly out the side of the building.
- \*Beautiful saltwater swimming pool in complex, backing onto the Southern Cross Park
- \*Secure remote-controlled car gate at front of the complex, plus separate lockable pedestrian gate
- \*Only 8 townhouses/units in the complex

WELCOME

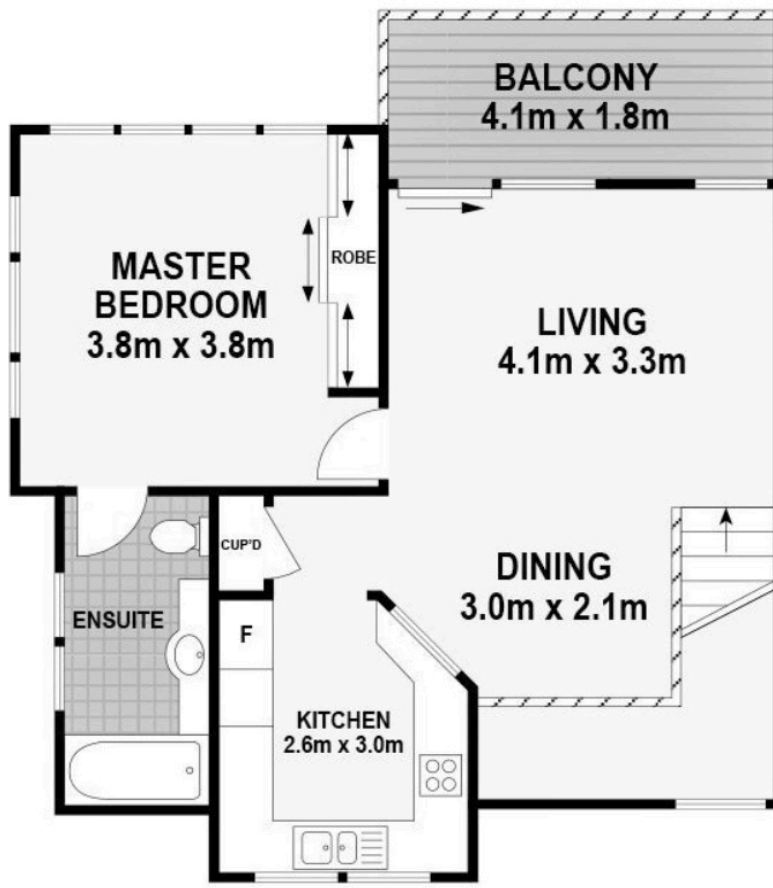
By Appointment

EXPRESSIONS OF INTEREST

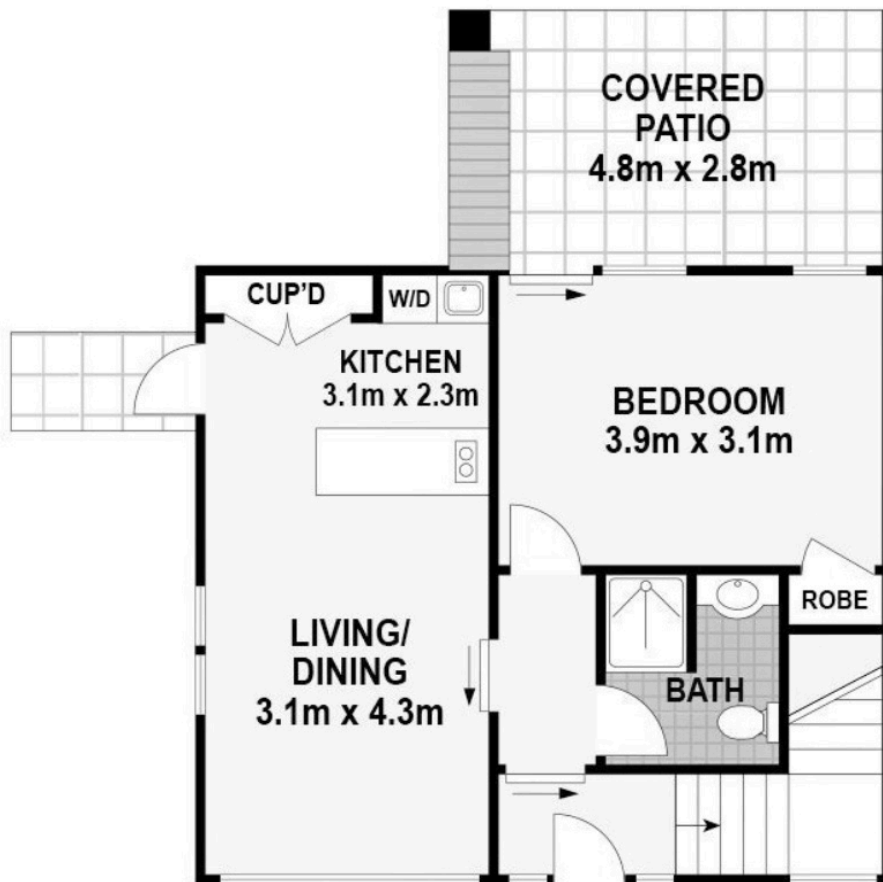
AGENTS

Jason Wedge 0411 432 520

McGrath



**FIRST FLOOR**



**GROUND FLOOR**

INT: 114 m<sup>2</sup>  
EXT: 25 m<sup>2</sup>

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