



## Sunrise Beach Village

For Sale

\$1,100,000

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9/1 Grasstree Court - Sunrise Beach - QLD

📏 128 m<sup>2</sup> Floor Area

### Coastal Retreat, with Resort-Style Amenities

This beautifully designed two-bedroom, two-bathroom duplex villa offers the perfect blend of elegance, comfort, and privacy. With light-filled interiors, seamless indoor-outdoor flow, and premium finishes throughout, the Marlow is ideal for those who want to downsize without compromise. Whether hosting friends or enjoying quiet moments by the coast, this home lets you live beautifully—every day.

#### Amenities

- 🌬️ Air Conditioning
- 🌀 Ceiling Fans
- 🛍️ Close to Shops
- 🚗 Close to Transport
- 🍽️ Dishwasher



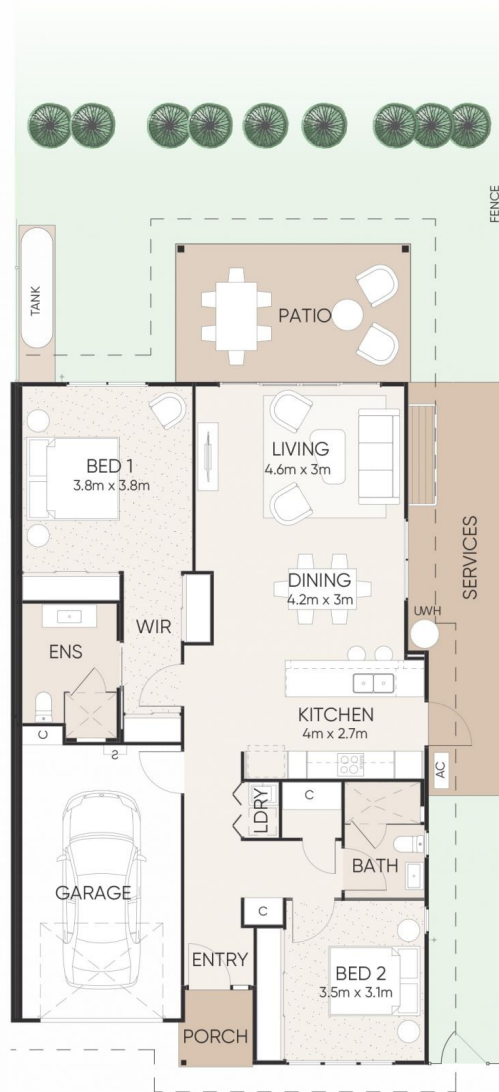
1800 550 550  
keyton.com.au

\*Photographs are for illustrative purposes. Some images may depict items not provided by Keyton within the units such as furniture and other decorative items. \*\*The price shown includes a 1.5% establishment fee that applies to DMF contracts however we offer a range of contract options and different fees apply to them.

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## Villa 9 – Marlow Seabreeze Scheme



Internal Living	128m <sup>2</sup>
Patio/Courtyard/ Services	30m <sup>2</sup>
<b>Total Area</b>	<b>158m<sup>2</sup></b>



This is an indicative floor plan that may vary according to home location within the village/resort. The information, dimensions and specifications on this floor plan are believed to be correct but is not guaranteed and may change without notice. Any illustrations are an artist's impression only and subject to change. Keyton gives no warranty concerning the accuracy of the material or information displayed in this brochure and all such warranties (whether implied or otherwise) are excluded to the extent permitted by law. Prospective purchasers should make their own enquiries.