



Sunrise Beach Village

For Sale

\$ 1,000,000

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53 | 1 Grasstree Court - Sunrise Beach - QLD

 128 m² Floor Area

Spacious Coastal Villa, Ready to Move in

Tucked into a quiet corner of the village, this beautifully appointed two-bedroom, two-bathroom duplex villa offers privacy, style and effortless living. The sought-after “Marlow” floor plan showcases light-filled interiors, an open-plan design and premium finishes in a fresh coastal palette. A spacious kitchen flows to the living and dining zones, while the master suite features a walk-in robe and ensuite. Enjoy alfresco entertaining, a private easy-care garden, secure garage with internal access, and a prime position just moments from the Clubhouse amenities.

Amenities

-  Brand New
-  Ceiling Fans
-  Dishwasher
-  Flooring - vinyl planks
-  Fully Fenced
-  Modern Appliances



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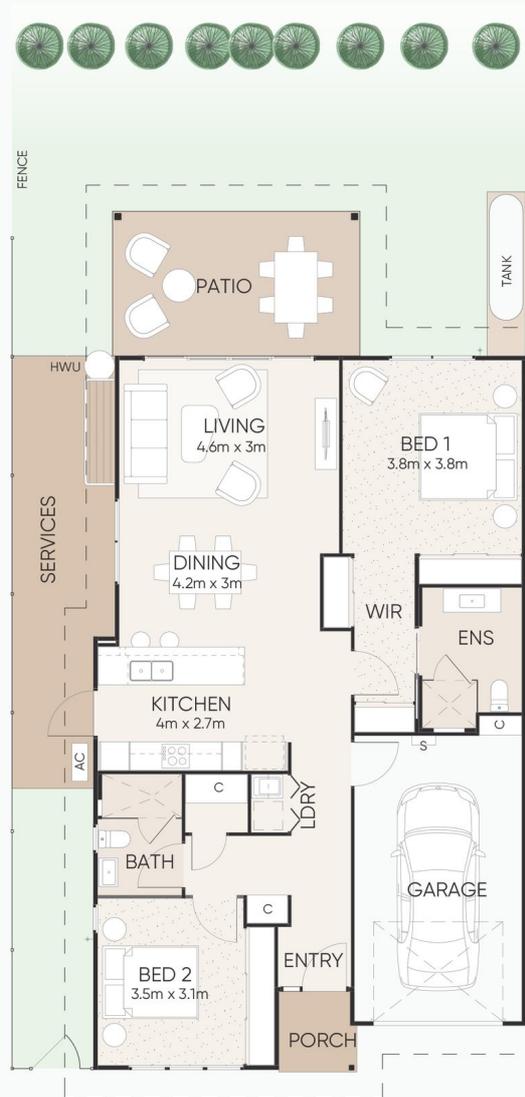
*Photographs are for illustrative purposes. Some images may depict items not provided by Keyton within the units such as furniture and other decorative items. **The price shown includes a 1.5% establishment fee that applies to DMF contracts however we offer a range of contract options and different fees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



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Villa 53 – Marlow Seabreeze Scheme



ILLUMINATE AND JOINERY UPGRADE PACKAGE

- Upgraded WIR joinery to colour scheme
- Upgraded kitchen bench to include stone gable on the side
- LED light strip to hanging robe (WIR only)
- LED light strip to bathroom vanity of ensuite

Internal Living	128m ²
Patio/Courtyard/ Services	30m ²
Total Area	158m²



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.