



Bayside Villa 14 SALE

Rosslyn Bay, Capricorn Coast





Keppel Bay Marina, Rosslyn Bay

At the magnificent Keppel Bay Marina on the Capricorn Coast, **Bayside Villa 14** is luxury unique waterfront lifestyle with private gated access in a very peaceful environment where you can enjoy the cool sea breezes and spectacular marina atmosphere, views and sunrises with Double Head National Park, North Keppel Island and Pumpkin Island clearly on the horizon.

This is real waterfront living, your own **16 metre multihull private berth** off your deck allows for instant access to your boat so you can experience real island cruising. The Keppel Bay islands are Australia's best-kept boating secret, 18 sub-tropical islands within

10 nautical miles of Keppel Bay Marina adjoining our Southern Great Barrier Reef.

The Keppel Bay islands are a haven for reef fishing, diving, coral viewing, snorkelling and sailing. **Great Keppel Island** alone boasts 17 white sandy beaches with sparkling clear waters.

Located at the heart of the **Capricorn Coast**, surrounded by Rosslyn Head and Double Head National Parks with interesting walking tracks and only a short walk to secluded Kemp Beach, Statue Bay and Lammermoor Beach, the Bayside Villas are ideally situated to enjoy the tranquil Capricorn lifestyle.



Creating Keppel Bay Marina

In 1989 Richard and Libbie Wilson and family of Banana Station, Banana, recognised the catalyst the marina development would be to growth in Central Queensland and purchased the development company Keppel Gateway.

Construction of rock walls began immediately with Leighton Contractors enclosing Rosslyn Bay with 680,000 tonnes of blue metal rock from Kinka Quarry then dredging 600,000m³ of silty sand to create the 14 hectare harbour basin 3 metres deeper and 12 hectares pristine waterfront land.

The first 165 marina berths and the Marina Centre were officially opened in April 1996 by then Premier The Honourable Rob Borbidge AO. The Marina Centre houses the marina office, chandlery, brokerage, tourist services and The Waterline Restaurant.

The boatyard adjoins the Northern Marina and operates a 30 tonne travelift with full boat repair and maintenance services.

Unique design for the climate, curved rooves, vibrant colours for continuity of effect and landscape to compliment surrounding National Parks have resulted in Keppel Bay Marina winning many architectural, building, and landscape awards along with Waterline Restaurant awards and Gold Award inducted into Queensland Tourism Hall of Fame acknowledging 3 Significant Tourism Attraction Awards.

Keppel Bay Marina with 530 marina berths is now the largest privately owned marina in Australia at the Gateway to the Southern Great Barrier Reef with our 140 berth Northern Marina officially opened by the Queensland Governor The Honourable Penelope Wensley AC in 2013.





Bayside Villa 14

The Architect designed award-winning Bayside Villas on individual freehold titles are luxuriously appointed with **vibrant colours**, open plan living and dining with timeless efficient kitchen opening to outdoor entertaining areas east and west with captivating views over the marina with sunrises and the hills behind including sunsets.

The 75m² main living space has a stunning high curved ceiling, overlooking the marina with spectacular views and a stylish kitchen with **Verde Marinace Italian granite** bench tops with stools, 5 burner Smeg gas cooktop and Smeg oven, dishwasher and pantry.

4 spacious bedrooms, 3 bathrooms all with **Calacatta Italian marble** vanities, the Master has a spacious walk-in robe with Clairson modular shelving, luxurious ensuite with double vanities, open shower and deep Decina spa bath with more marina views through the louvres, the Master also has its own private balcony overlooking the marina where you can enjoy the beautiful sunrises and evenings.

Bedroom 2 has its own private deck with views and breezes both east and west including sunrises and sunsets. Bedroom 3 has double width western facing louvres drawing breezes through and Bedroom 4 on lower level can also be a media room with a study if you prefer.

Polished Blackbutt timber floors are on the upper level with easy Pencil Cedar stairs. Useful internal laundry with access to your own private courtyard and plenty of storage, this property even has ducted vacuum and Hills Home Hub to assist with your technology needs, everything has been thoughtfully considered when this property was designed.

The Bayside Villas breathe with full height open blue glass sliding doors and louvres in each room drawing the cool sea breezes in, mostly south easterlies.

The ultimate lifestyle with just a short walk to the marina's award-winning Best Queensland Tourism Restaurant, **The Waterline** where you can enjoy their sumptuous breakfast, lunch and dinner menu and sit back enjoying a cocktail while watching the sunset. The Waterline serves the Wilson family's **Banana Station Beef** and Keppel Bay Seafoods.

The Bayside Villas have won 14 Architectural, Building and Landscape Awards. Situated just north of the **Tropic of Capricorn**, average temperatures are Summer minimum 22.1C and maximum 28.8C with Winter 12.5C and 22.2C.

256m² Interior 341m² Land

4 bed, 3 bath, 2 cars

Exclusive use of 165m² common property with adjoining lawn
75m² Exclusive use of gangway and pontoon 612m² shared with Villa 15.

Annual Livingstone Shire Rates \$2,960 in fy21

Body Corporate Levies \$4,627 in fy21

Infrastructure projects valued at \$4+ billion are generating unprecedented opportunities for regional business and local workforce across Livingstone and Rockhampton Council areas.

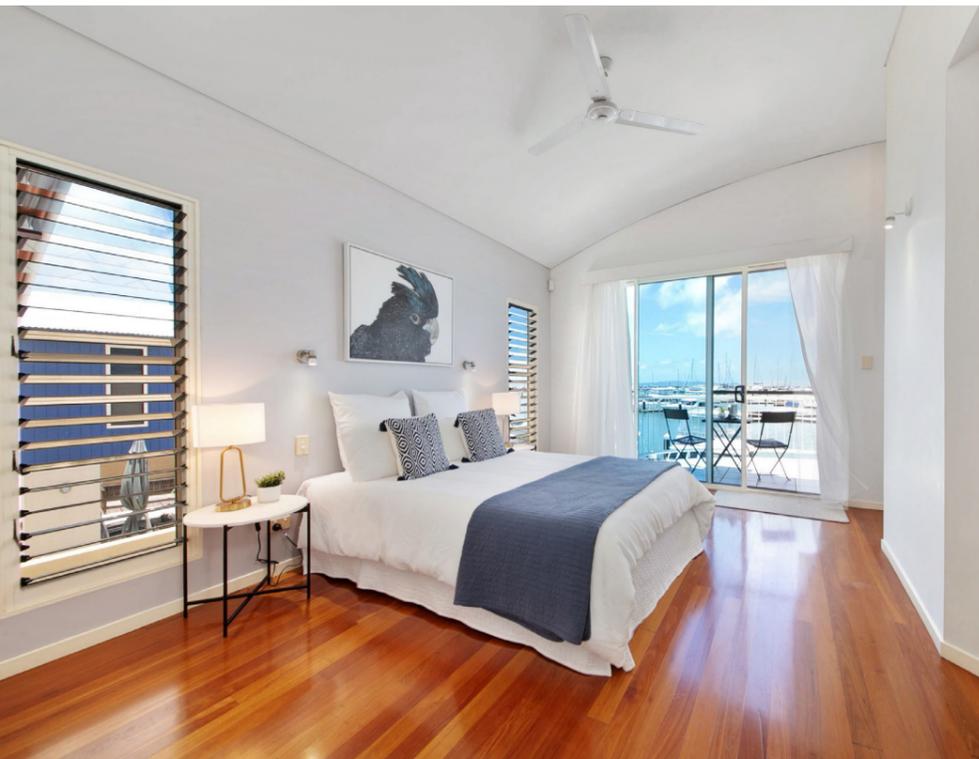


16 Metre Multihull Berth and 2 Villa Decks over the marina water lease at no cost to Bayside Villa owners

Bayside Villa 14 owners have exclusive use of their 16 metre multihull berth closest to their Bayside Villa with no additional costs. The Bayside Villas Body Corporate CTS29577 hold a sublease over the walkways and pontoons until 29 June 2054 being part of SL203450 to 30 June 2054 being subleased from Keppel Gateway Pty Ltd when the lease is intended to rollover.

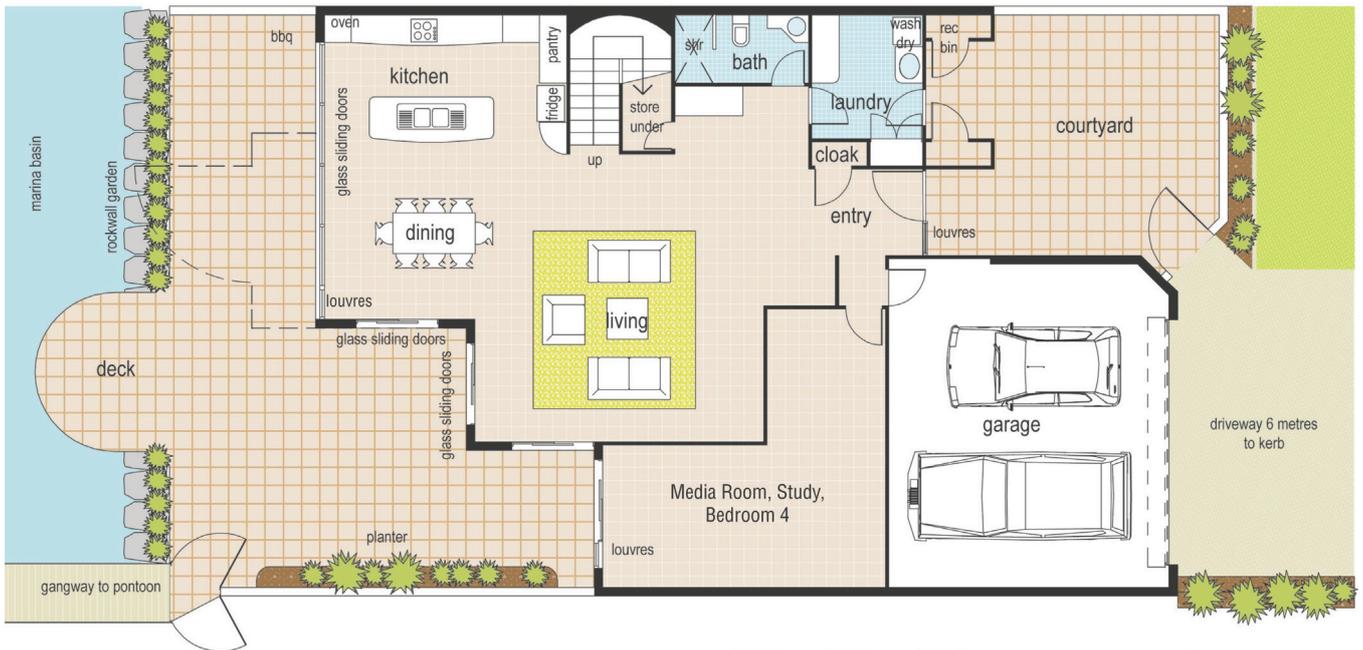
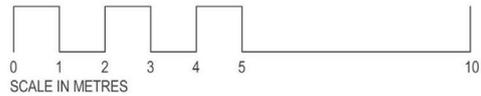
The berth includes security gate from villa deck down marine carpet gangway to carpet pontoon with live fish box, 15a power, light and water on tap.

On each villa, the **curved lower and upper decks** are built over the water onto the Keppel Gateway marina lease and each owner subleases to 29 June 2054 an area of 32m² of Special Lease 203450 similarly being subleased from Keppel Gateway Pty Ltd **at no cost** again with intent to renew after the first 60 year term.

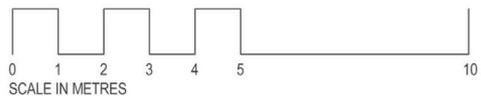




Upper Floor Plan Bayside Villa 14



Ground Floor Plan Bayside Villa 14



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