



# KATE BUTT

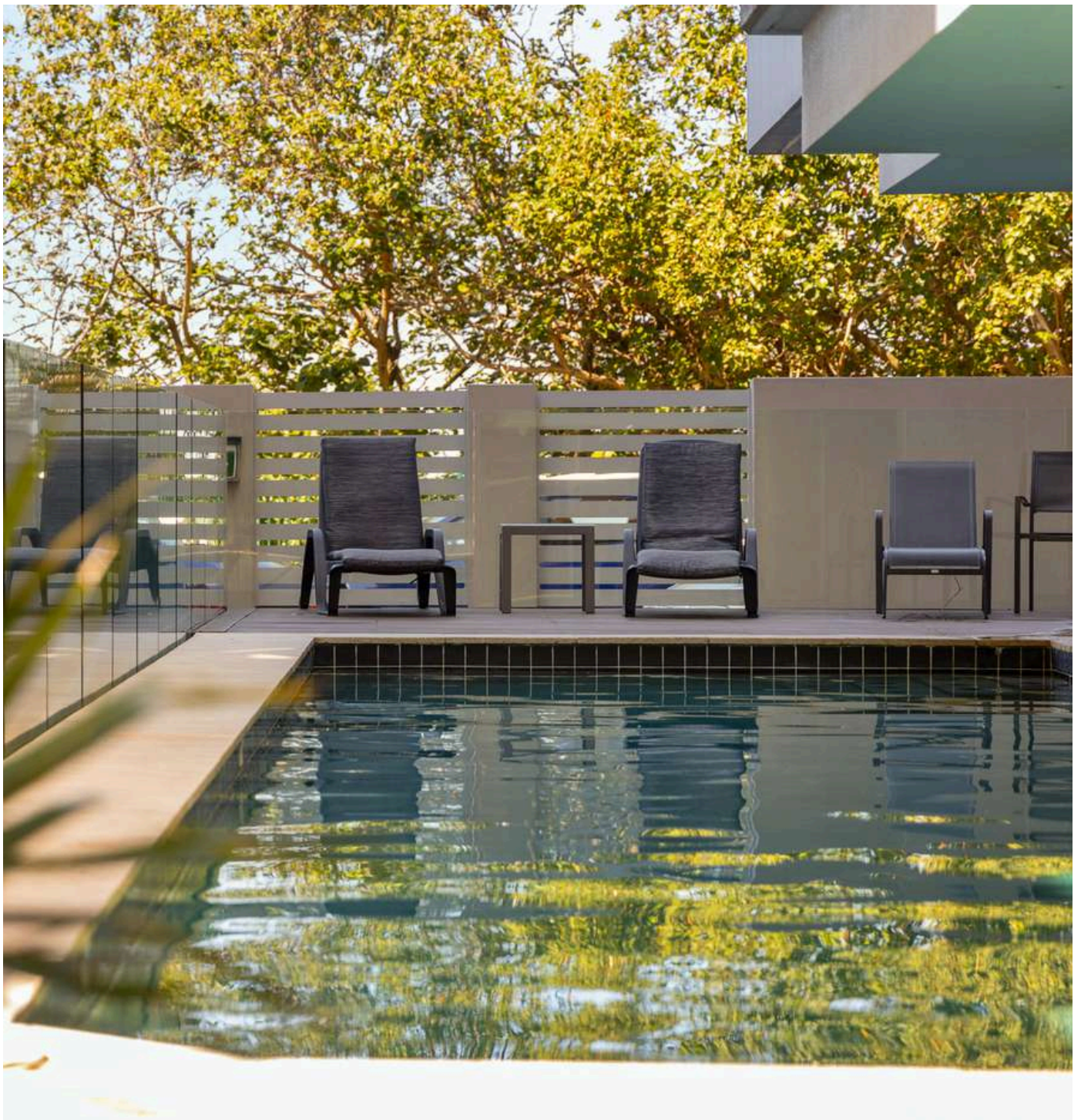
PROPERTY

MAKE THIS HOME  
YOUR DREAM  
*9/83 Marine Parade, Redcliffe*



# COASTAL LIVING WITH DUAL BALCONIES & SEASIDE LIFESTYLE APPEAL

Welcome to this spacious and beautifully appointed 3-bedroom, 2-bathroom apartment that combines relaxed living with resort-style features in an unbeatable coastal location. Whether you're looking to invest or settle into a low-maintenance lifestyle, this residence offers the best of both worlds.





# Inviting All Offers

## FEATURES:

- Open-plan kitchen, living and dining area
- Enclosed north-facing balcony with a tranquil outlook
- Contemporary kitchen with waterfall stone benchtops, bulkhead, ample cabinetry, breakfast bar, and Bosch appliances
- Master suite with private balcony, ocean views, ensuite, and built-in robe
- Two additional generous bedrooms with built-in robes
- Family bathroom plus separate powder room
- Separate laundry
- Airconditioning & ceiling fans throughout
- Two secure car parks on basement 1

### The Lifestyle:

- Resident amenities include pool, gym, and BBQ area
- Secure apartment complex with on-site management
- Located in the highly regarded Redvue complex
- Just across the road from pristine beaches
- Walking distance to shops, cafes, & dining
- Public transport at your doorstep, with nearby bus stops & multiple transit options

This is a rare opportunity to secure a lifestyle property that blends comfort, convenience, and investment appeal in one of Redcliffe's most desirable seaside settings. Whether you're an owner-occupier or investor, this apartment is sure to impress.

Proudly presented by Kate Butt – contact Kate 0452 458 483 today to arrange a viewing and secure your new lifestyle.



*Disclaimer: In preparing the information for this property campaign, every effort has been made to ensure its accuracy and reliability. However, we accept no responsibility and disclaim all liability for any errors, omissions, inaccuracies, or misstatements contained herein. Prospective purchasers are advised to conduct their own enquiries to verify the details provided in this advertisement.*



## FEATURES:

### Property Attributes

3 BED • 2 BATH • 2 CAR

Aspect: South East

Built: 2006

### Legal Address

9/68 Sutton Street, Redcliffe

### Architect

MullArch

### Community

Redvue

### Flooring

Tiled

Carpeted

### Investment Snapshot

Within the holiday accommodation letting pool

Gross Income Holiday Let: \$64,471.49

*(For the year ending 30 Jun 2025)*

Rental Appraisal: Approximately \$720 - 770 per week

Council Rates: Approximately \$700 per quarter

Body Corporate Fees: \$9,750 per year (\$2,437.50 p/q)

*(Admin Fund \$6,250 + Sinking Fund \$3,500)*

Body Corporate Balances: \$90,398.50 as at 30/11/2024

### School Catchment

Humptybong State School

Redcliffe State High School

### Kitchen & Appliances

Waterfall stone benchtops & bulkhead

Ample cabinetry

Breakfast bar

Bosch appliances

### Climate Control

Airconditioning

Ceiling fans

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# Buyer Hub

## Register for the Buyer Hub

Make an offer easily online, stay up to date with property announcements & view property documents by scanning the QR code or click [here](#).



## Submitting an Expression of Interest (EOI)

To express your interest in the property, complete the offer form available on the sale listing. This is not legally binding. You will need to provide the following details:

- Personal Details: Full legal name, email address, phone number, and current address
- Solicitor Details
- Offer Details:
  - Offer amount
  - Deposit details
  - Any conditions (e.g., finance, building & pest inspection)
  - Preferred settlement period

## Presentation of Your Offer

Once completed, your offer will be formally presented to the vendor for consideration.

## Competitive Offers and Contract Preparation

If your offer is considered competitive, we will transfer your EOI details onto an REIQ Contract of Sale – a legally binding document formalising your offer. If the property is subject to multiple offers, we will notify you.

## Signing the Contract

You will receive the contract electronically for signing. Once signed & returned, your offer will be formally submitted to the seller.

## Negotiations and Contract Finalisation

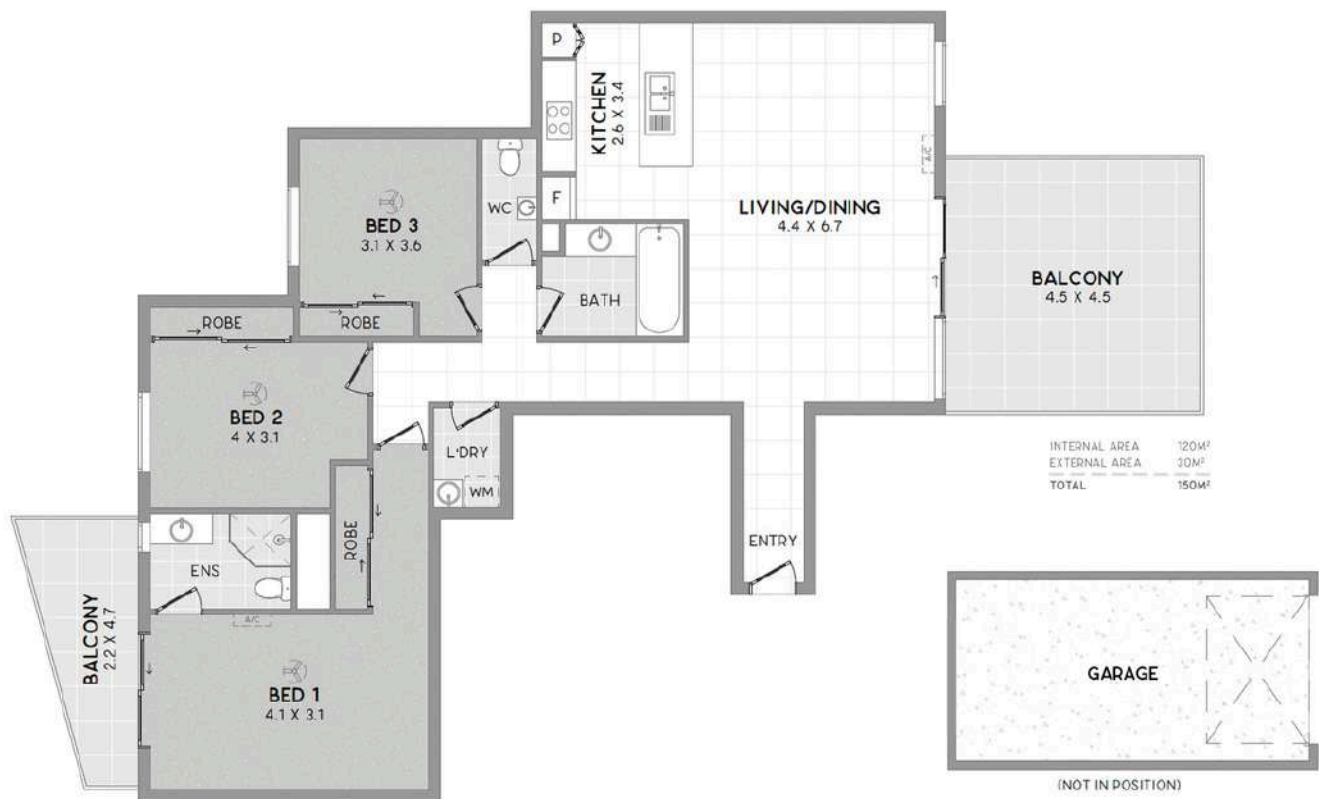
Negotiations may occur during this process. The contract only becomes legally binding once both parties have signed.

## The Location:

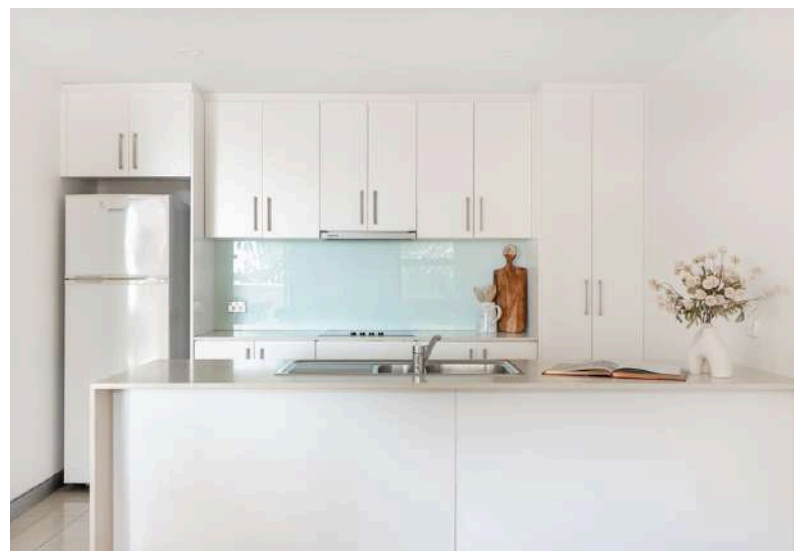
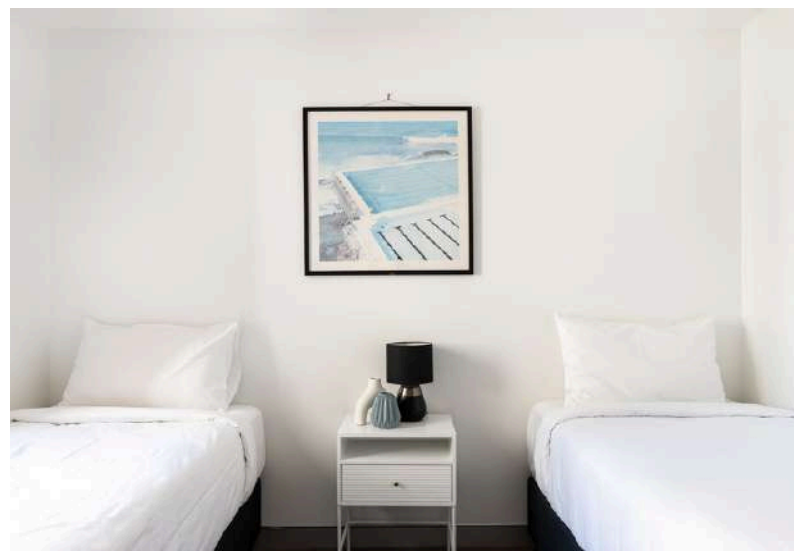
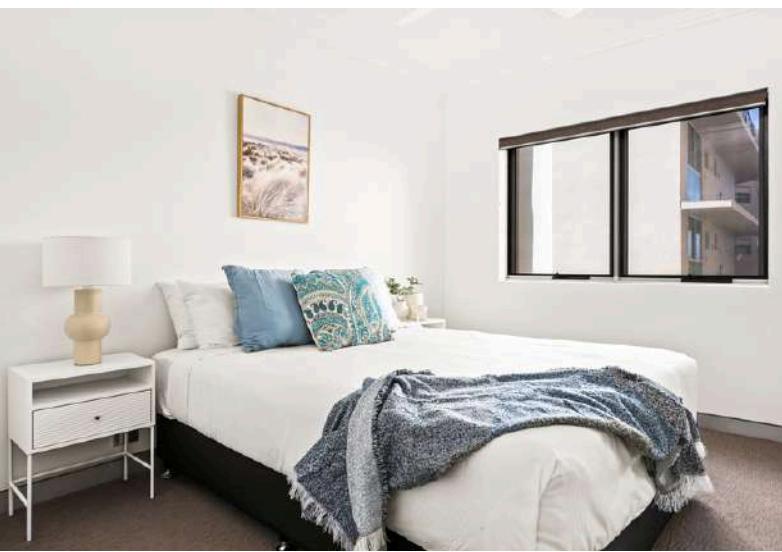
- Kayo Stadium & Redcliffe Leagues Club - 6 minutes
- Redcliffe Hospital - 6 minutes
- Woody Point - 6 minutes
- Scarborough - 7 minutes
- Peninsula Fair Shopping Centre & Kippa Ring Shopping Centres - 9 minutes - Tavern, Dan Murphys, HOYTS Cinema, Coles, Woolworths, Kmart & more
- Newport Marketplace - 11 minutes
- Westfield North Lakes + Ikea - 16 minutes
- Bruce Highway - 20 minutes
- Brisbane Airport - 25 minutes
- Brisbane - 39 minutes
- Bribie Island & Sandstone Point Hotel - 43 minutes
- Mooloolaba - 57 minutes











# Surrounding Sales Evidence

9/83 Marine Parade, Redcliffe | 3 bedroom • 2 bathroom • 2 car



3/77-79 Marine Parade, Redcliffe, Qld 4020

[realestate.com.au](#)

3/77-79 Marine Parade, Redcliffe

3 bedroom • 2 bathroom • 1 car

121m<sup>2</sup> (bottom level, courtyard)

Built: 1990

\$955,000

Sold on 04 Mar 2025



8/46-48 Prince Edward Parade, Redcliffe, Qld 4020

[realestate.com.au](#)

8/46-48 Prince Edward Parade, Redcliffe

3 bedroom • 2 bathroom • 1 car

184m<sup>2</sup> (bottom level, courtyard)

Built: 2003

\$970,000

Sold on 14 Dec 2024



18/69-71 Marine Parade, Redcliffe, Qld 4020

[realestate.com.au](#)

18/69-71 Marine Parade, Redcliffe

3 bedroom • 2 bathroom • 2 car

167m<sup>2</sup>

Built: 1995

\$1,065,000

Sold on 22 Jan 2025



257/59 Marine Pde, Redcliffe, Qld 4020

[realestate.com.au](#)

257/59 Marine Parade, Redcliffe

3 bedroom • 2 bathroom • 2 car

137m<sup>2</sup>

Built: 2023

\$1,125,000

Sold on 07 Apr 2025



# KATE BUTT

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LEAD AGENT

kate@katebuttproperty.com.au



*Genuine / Proud / Resilient / Approachable*

Real estate is about people, dreams, and new beginnings. At the heart of everything I do is a hands-on, relationship-driven approach that ensures my clients feel confident, informed, and supported every step of the way.

I have built my career on integrity, professionalism, and exceptional service. I understand that buying or selling a home is one of life's biggest decisions, and I'm here to make the process as seamless and stress-free as possible. My approach is built on trust and clear communication, ensuring that every client feels valued and empowered.

While I work tirelessly to achieve the best results for sellers, I also provide genuine support and guidance to buyers—striking the perfect balance between delivering top outcomes and fostering meaningful connections.

With a resilient and hands-on approach, I navigate challenges with ease, ensuring that every transaction is not only smooth but also rewarding. At the heart of Kate Butt Property is a dedication to delivering refined yet approachable service, combining market expertise with a personal touch that turns real estate goals into reality.

Let's make your property journey effortless, exciting, and successful—together.





# What's my *Property* *Worth?*



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property estimate



KATEBUTT *property.com.au*



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