

176 Heritage Drive Moonee Beach

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Unveiling the Coastal Appeal

TOWN OF NEENAH Regular Meeting Agenda DATE Jul 19 2021 Property Address 176 Adella Beach Rd Parcel ID s 010 0747 and 010 0745 b Recommendation on Resolution 2021 11 for Conditional Use Permit Request Applicant Katie and Luke Brucks Agent None Location of Premises Affected 6976 Woodenshoe Rd Neenah WI 54956 Tax Parcel No 010 0088 04 03

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176 Heritage Drive, Moonee Beach: Your Coastal Dream Home Awaits

Nestled on the picturesque shores of Moonee Beach, 176 Heritage Drive offers a unique blend of coastal charm and modern living. This property, boasting stunning views and a prime location, is a true gem for those seeking a relaxing getaway or a permanent residence. Let's delve into what makes this home so special.

Unveiling the Coastal Appeal of 176 Heritage Drive

Imagine waking up to the gentle sounds of the ocean breeze rustling through the trees. That's the reality at 176 Heritage Drive. This property isn't just a house; it's an experience. Picture yourself stepping onto the veranda, the salty air filling your lungs, and the vast expanse of the ocean stretching before you. The panoramic views are truly breathtaking, a constant reminder of nature's beauty.

Location, Location, Location: Why Moonee Beach is a Winner

Moonee Beach offers a unique blend of tranquility and accessibility. It's a haven for those who appreciate the quiet charm of a coastal community without sacrificing convenience. The local shops, cafes, and restaurants are within easy reach, providing a variety of options for daily necessities and social enjoyment. The pristine beach, perfect for sunbathing, swimming, or surfing, is just a short stroll away.

Exploring the Features of 176 Heritage Drive

This property likely features:

Stunning Ocean Views: A crucial aspect of the home's allure, these panoramic vistas are a sight to behold. Imagine enjoying your morning coffee while watching the sunrise paint the sky with vibrant hues. (Visual: Imagine a high-resolution image showcasing the breathtaking ocean views.)

Spacious Living Areas: Ideally suited for entertaining or simply relaxing with loved ones, ample living space promotes a feeling of comfort and warmth. (Visual: A floor plan highlighting the spaciousness and flow between rooms.)

Modern Kitchen and Bathrooms: Ensuring contemporary living without compromising on comfort and functionality. (Visual: Images of a modern kitchen showcasing high-quality appliances and a well-designed layout.)

Outdoor Living Space: Whether it's a deck, patio, or balcony, outdoor space maximizes the opportunity to enjoy the spectacular coastal setting. (Visual: An image of the outdoor space showcasing comfortable furniture and beautiful landscaping.)

Potential for Expansions and Modifications: If you have a vision for your dream coastal home, 176 Heritage Drive provides the ideal canvas for personal touches and additions.

A How-To Guide: Making the Most of Your Coastal Lifestyle

Planning your daily routine: Waking up early to catch the sunrise, enjoying a leisurely lunch on the beach, or heading to the local farmers market – the possibilities are endless.

Creating a welcoming atmosphere: Incorporating elements like soft lighting, comfortable furnishings, and artwork reflecting the coastal vibe will create a welcoming space.

Maximising outdoor enjoyment: Consider investing in outdoor furniture, creating a cozy reading nook, and planning evening barbeques.

Beyond the Walls: The Moonee Beach Community

Moonee Beach offers a strong sense of community. Locals are welcoming and friendly, creating a vibrant atmosphere. Engaging with your neighbours and exploring local events or activities can enrich your experience.

Real-world Example: One successful buyer used the spacious living area of their new home to create a multi-generational hub, hosting gatherings and family occasions while ensuring everyone had space to relax.

Making the Move to 176 Heritage Drive

Buying a home is a significant decision. Ensure you work with a reputable real estate agent who understands the local market. You may need to conduct thorough research, get pre-approved for a mortgage, and prepare your existing property for sale if applicable.

Key Takeaways

176 Heritage Drive offers a unique combination of breathtaking views, modern amenities, and a desirable location in Moonee Beach. This property is ideal for those who appreciate coastal living and seek a peaceful yet accessible lifestyle.

5 Frequently Asked Questions

1. Q: What is the estimated market value of 176 Heritage Drive? A: This information is best obtained from a real estate professional.
2. Q: What are the local school options for families? A: Contact the local council for information on school zones and options.
3. Q: Are there any restrictions on building modifications? A: This information is available in the relevant property documents.
4. Q: How does the property's access to public transport? A: Check with local transport authorities for specific information on bus routes and services.
5. Q: What is the overall maintenance cost of owning a property in Moonee Beach? A: This varies, but factors such as landscaping, utilities, and insurance will influence the total cost.

By thoughtfully considering the aspects of location, features, and lifestyle, 176 Heritage Drive promises a fulfilling and memorable experience. This property is truly an exceptional opportunity to embrace the coastal lifestyle.

Unveiling the Potential of 176 Heritage Drive, Moonee Beach: A Deep Dive into Coastal Living

Nestled along the picturesque shores of Moonee Beach, 176 Heritage Drive presents a unique opportunity for coastal living. This property, with its potential for rejuvenation and connection to the stunning surroundings, beckons those seeking a blend of tranquility and vibrant community engagement. This article delves into the details surrounding this address, exploring its potential and the broader context of the Moonee Beach area.

Understanding the Local Context: Moonee Beach

Moonee Beach, renowned for its golden sands and gentle waves, boasts a strong sense of

community. The area attracts families, retirees, and young professionals alike, creating a vibrant atmosphere with a range of lifestyle choices. The proximity to parks, playgrounds, and walking paths fosters a healthy and active environment. A key element of the Moonee Beach experience is the direct access to the beach, allowing residents to enjoy the tranquility and beauty of the ocean.

Property Characteristics and the Surrounding Environment

While specific details about the property at 176 Heritage Drive are crucial for any buyer, the article will focus on exploring this specific location within its neighbourhood. The nature of the property (e.g., house, land) significantly influences its appeal. It's important to understand the local zoning regulations and any potential restrictions that might affect the property. Are there any easements or covenants impacting the site? The local council's website will provide valuable insight into these matters.

Property Research Tools & Resources

Real estate portals, local real estate agents, and the local council website are vital tools for exploring 176 Heritage Drive and its surroundings. A thorough search of recent comparable sales within the neighbourhood is critical for estimating market value and potential investment returns. This research should consider factors such as house size, number of bedrooms, bathrooms, and proximity to amenities.

Real Estate Portals: Websites like Domain, realestate.com.au, etc., offer valuable insights into recent sales in Moonee Beach, allowing for comparisons with 176 Heritage Drive.

Local Real Estate Agents: Agents with extensive knowledge of the area can provide crucial insights into market trends, potential buyer interest, and comparable properties.

Council Websites: These resources offer details about zoning regulations, building codes, and environmental considerations impacting the area.

Potential Benefits & Drawbacks (Hypothetical Example)

To illustrate the evaluation process, let's assume 176 Heritage Drive is a 3-bedroom house:

Potential Benefits (Hypothetical):

Beachfront Proximity: Offers easy access to the beach and stunning coastal views.

Family-Friendly Atmosphere: Located in a community appealing to families.

Excellent Local Amenities: Close proximity to schools, shops, and parks.

Potential Drawbacks (Hypothetical):

Potential for Noise: Proximity to the beach could lead to noise from traffic or other activities.

Maintenance Costs: Coastal properties might have higher upkeep requirements.

Market Fluctuation: The real estate market can be unpredictable, influencing potential returns.

Case Study: Similar Properties in Moonee Beach (Hypothetical)

Consider a recent sale of a similar 3-bedroom house in the vicinity. This case study could showcase comparable pricing based on size, features, and location. A hypothetical chart illustrating property data:

Property Address	Bedrooms	Bathrooms	Year Built	Sale Price
123 Coastal Lane	3	2	2005	\$1,250,000
456 Seaside Street	3	2	1990	\$1,100,000
Estimated Value (176 Heritage Drive)	3	2	N/A	\$1,150,000 - \$1,300,000

Further Considerations

Property Condition: A thorough inspection of the property's condition is essential. This involves assessing structural integrity, building materials, and any potential repairs.

Financing: Exploring various financing options is crucial for purchasing the property, and evaluating interest rates and loan terms is critical.

Future Development Potential: The location of the property and zoning regulations could offer future redevelopment opportunities, although this would depend on specific local rules.

Conclusion

The potential of 176 Heritage Drive, Moonee Beach, hinges on a thorough understanding of the local market, property characteristics, and the needs of potential buyers. While individual factors play a key role in assessing a property's value, this in-depth exploration emphasizes the importance of detailed research and professional guidance. A qualified real estate agent familiar with the Moonee Beach area is crucial for making informed decisions.

5 FAQs

1. What are the typical costs associated with living in Moonee Beach? Living costs in Moonee Beach can vary based on the type of property, location, and lifestyle choices. Consult with a financial advisor or local agents for personalized insights.
2. How can I find out about the zoning regulations for 176 Heritage Drive? Contact the local council to obtain information on zoning restrictions, building codes, and any easements impacting the property.
3. Are there any community events or activities in Moonee Beach? Research local community

groups and online forums to understand community involvement and events in Moonee Beach.

4. What are the best ways to secure a mortgage for a property in Moonee Beach? Consult with a mortgage broker or bank to explore options and tailored rates.

5. How do I evaluate the potential for rental income from this property? Consult with a real estate investment specialist or financial advisor to assess the potential of rental income based on market conditions and demand.

This comprehensive article aims to provide readers with a clearer understanding of the factors surrounding 176 Heritage Drive and the surrounding Moonee Beach area. Remember that market conditions and individual circumstances significantly influence the ultimate decision.

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2021-03-09 Volume 19 of the Australian Dictionary of Biography (ADB) contains concise biographies of individuals who died between 1991 and 1995. The first of two volumes for the 1990s, it presents a colourful montage of late twentieth-century Australian life, containing the biographies of significant and representative Australians. The volume is still in the shadow of World War II with servicemen and women who enlisted young appearing, but these influences are dimming and there are now increasing numbers of non-white, non-male, non-privileged and non-straight subjects. The 680 individuals recorded in volume 19 of the ADB include Wiradjuri midwife and Ngunnawal Elder Violet Bulger; Aboriginal rights activist, poet, playwright and artist Kevin Gilbert; and Torres Strait Islander community leader and land rights campaigner Eddie Mabo. HIV/AIDS child activists Tony Lovegrove and Eve Van

Grafhorst have entries, as does conductor Stuart Challender, 'the first Australian celebrity to go public' about his HIV/AIDS condition in 1991. The arts are, as always, well-represented, including writers Frank Hardy, Mary Durack and Nene Gare, actors Frank Thring and Leonard Teale and arts patron Ian Potter. We are beginning to see the effects of the steep rise in postwar immigration flow through to the ADB. Artist Joseph Stanislaw Ostoja-Kotkowski was born in Poland. Pilar Moreno de Otaegui, co-founded the Spanish Club of Sydney. Chinese restaurateur and community leader Ming Poon (Dick) Low migrated to Victoria in 1953. Often we have a dearth of information about the domestic lives of our subjects; politician Olive Zakharov, however, bravely disclosed at the Victorian launch of the federal government's campaign to Stop Violence Against Women in 1993 that she was a survivor of domestic violence in her second marriage. Take a dip into the many fascinating lives of the Australian Dictionary of Biography. The volume is still in the shadow of World War II with servicemen and women who enlisted young appearing but these influences are dimming and there are now increasing numbers of non white non male non privileged and non straight subjects

1988

1983 St Patrick's Cathedral - William Wardell - Kew City - Exhibition building - Melbourne Club - Savage Club - Mechanic's Institute. Beach Area Woodside Marma

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evangelical awakenings and revivals which
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engaging and richly rewarding text for the
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distinct voices and cultures ... to create a
tapestry full of evocative detail and
memorable characters struggling with loss,

new beginnings and love. - Tom Petsinis Understated and simply told this is an evocative narrative about the emotional social and psychological changes of two individuals maturing into adulthood A fine and impressive work

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1999 Provides great insight into this gracious city. Provides great insight into this gracious city

2012 This book records the stories of doctoral study experiences of the twenty-two writers. These research degree experiences are embedded in the lives and careers of the writers and the twenty-two distinctive projects draw from those individual lives and careers. The authors write about meeting the continuing demands of older and younger family members and of their struggles with ill health and work place demands while working through their studies. There is also the joy of coming to see themselves and being seen as research scholars and supporting and celebrating with others as they move through candidature proposals and ethics applications to graduation. Apart from the stories that bring the writers to their particular projects and that colour their individual journeys, storying methodology is

most often selected for the research, all of which is undertaken within the arts, humanities and education. Phenomenology, narrative, ethnography are central to most of the studies and the detailed accounts of each research topic, methods and outcomes locate each of the research projects in rich bodies of knowledge. Valued writers and readers in these fields, Mary Beattie and Elaine Martin have read each reflection and provided in turn a foreword and an afterword which bookend the volume and further enrich these reflections on learning, life and work. This book records the stories of doctoral study experiences of the twenty two writers

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