



102/19 Sylvan Beach Esplanade, Bellara

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Waterfront Position, Strong Demand, Solid return - Calling all investors!

Positioned directly on the coveted Sylvan Beach Esplanade, this exceptional apartment presents a rare opportunity for investors seeking a premium, low-maintenance asset in one of Bribie Island's most tightly held locations.

I would like to introduce you to 102/19 Sylvan Beach Esp, Bellara on the Beautiful Bribie Island.

Why you'll love it:

Offering the ultimate combination of lifestyle appeal and long-term investment security. Set along the sparkling waters of the Pumicestone Passage, this address is synonymous with strong rental demand, consistent growth and enduring tenant appeal. Properties in this beachfront enclave are limited in supply and highly sought after—making this an astute addition to any investment portfolio.

The location alone does the heavy lifting. Step outside and you are moments from pristine waterfront walking paths, tranquil beaches,

FOR SALE

Please Call

AGENTS

Troy Kelly

0466 976 946

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AGENCY

LJ Hooker Bribie Island

(07) 3400 1900

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 **LJ Hooker**

and uninterrupted coastal outlooks that tenants actively seek and are willing to pay a premium for. Cafés, local shops, medical facilities and transport options are all close by, ensuring everyday convenience while reinforcing the property's broad rental appeal.

Property attributes:

- Air Conditioning
- Ceiling fans throughout
- Tiled throughout + Plank flooring
- European style laundry
- Master Bedroom - Walk in robe, tiled, ceiling fan, ensuite - tiled, shower, vanity, toilet
- Main bathroom - Tiled, shower, vanity, toilet
- Open plan, kitchen, living and dining areas - looking out to Pumicestone Passage
- Kitchen - Gas stove top and oven, great storage
- Secure underground car park
- Outdoor entertaining area - undercover, looking out to the water
- Back deck - exclusive use, looking out to water
- Large grassed yard - exclusive use, views of Bribie Bridge and Pumicestone Passage
- Secure complex
- Walk across the road to the beach
- 2min walk to the Bribie Island Hotel
- 5min walk to essential services, local shops and cafes

Bellara continues to perform strongly as a lifestyle destination for downsizers, professionals, retirees and holiday renters alike, underpinning reliable occupancy rates and attractive returns. Waterfront and esplanade properties, in particular, remain resilient performers through changing market conditions due to their scarcity and desirability.

Whether held for steady rental income, future capital growth, or as a strategic long-term play, this property ticks all the right boxes.

Opportunities to secure an investment along Sylvan Beach Esplanade are rare and tightly contested. This is a chance to invest in a proven location, backed by lifestyle demand, beachfront prestige and the timeless appeal of Bribie Island living.

For further information on this Gem of a property or to book in your private viewing please contact Troy Kelly on 0466 976 946 TODAY!

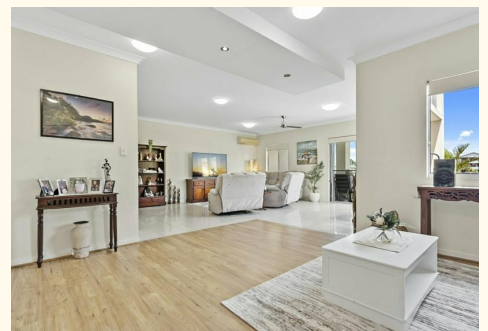
Long term tenants in place with a strong rental return!

MORE DETAILS

Property ID X6JHCP
Property Type Apartment
Including Ensuite
Study
Air Conditioning
Toilets (2)
Balcony
Deck
Dishwasher
Outdoor Entertaining
Secure Parking
Fully Fenced

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-  1
- TOTAL: 148m²

102/19 Sylvan Beach Esplanade - **BELLARA**

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Floor plan by: www.open2view.com.au

