



13 Orchid Street, Bellara

Position Perfect. Low set, side access. Room for all the Toys!

Positioned in one of Bellara's most convenient locations, just moments from shopping, cafáes, restaurants, medical facilities and the beautiful Pumicestone Passage, this low-set gem delivers the perfect combination of lifestyle, practicality and everyday convenience.

I would like to welcome you home to 13 Orchid Street, Bellara, on the beautiful Bribie Island.

Why You'll Love It:

In one of Bellara's most sought after locations, offering a functional floorplan, this property has been designed for easy everyday living while providing exceptional outdoor space, fantastic side access and a large powered shed that will impress tradies, hobbyists, boat owners and caravan owners alike.

One of the true highlights of this property is its outstanding location. At the end of the street, just a 30-second stroll from your front door, you'll discover a picturesque nature walk trails, leading all the way to the sparkling waters of the Pumicestone Passage. Whether it's your morning walk, afternoon bike ride or simply enjoying Bribie Island's

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FOR SALE

Offers over \$899,000

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Bribie Island

(07) 3400 1900

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



relaxed coastal lifestyle, this location is hard to beat.

Property Attributes:

- set brick residence

Tin roof

Solar power system

Solar hot water

Security screens throughout

Single lock-up garage with motorised roller door

Internal laundry located to rear of garage

Large powered shed with workshop - Air-conditioned, Lighting and power

Three whirlybird roof ventilators

Water tank

Spear pump

Concreted side access to rear yard

Established front gardens

Large grassed backyard

Linen press

Kitchen & Dining: Tiled flooring, Ceiling fan, Excellent bench space, Ample cupboard and storage space, Electric cooktop, Electric oven, Direct access to side entertaining area

Living: Carpet, Air-conditioning, Sliding door access to private front patio

Bedroom One: Plank flooring, Built-in robes, Ceiling fan, Air-conditioning, Block-out curtains, External window shutters

Bedroom Two: Plank flooring, Built-in robes, Ceiling fan, Box air-conditioner

Bedroom Three: Plank flooring, Ceiling fan, Direct access to rear patio

Bathroom: Tiled, Shower, Vanity, Toilet

Separate second toilet

Outdoor Living:

Private front patio with pull-down privacy blinds

Covered side entertaining area

Covered rear entertaining area

Large powered shed with workshop

Wide side access perfect for boats, caravans and trailers

Generous fully fenced backyard with endless potential

Lifestyle & Location:

Approximately 30-second walk to the nature reserve

Walking trail leading directly to the Pumicestone Passage

Walking distance to shopping precinct

Walking distance to cafés and restaurants

Walking distance to doctors, pharmacy and medical facilities

Close to public transport

Minutes to the waterfront

Whether you're searching for your first home, a quality investment, somewhere to downsize without compromise or simply a property in an exceptional position, this home offers a lifestyle that caters to buyers at every stage of life.

Adding even more appeal, shopping centres, cafés, restaurants, medical facilities, public transport and all of your everyday essentials are all within easy reach, allowing you to leave the car at home and enjoy everything this fantastic area has to offer.

Location is something you can never change, and opportunities like this are becoming increasingly difficult to find. Offering convenience, generous outdoor space, excellent storage and a lifestyle that truly embraces everything Bribie Island has to offer, 13 Orchid Street is a property you'll be proud to call home.

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!

MORE DETAILS

Property ID	XH1HCP
Property Type	House
Land Area	607 m2
Including	Air Conditioning Toilets (2) Courtyard Outdoor Entertaining Workshop Built-in-Robes Secure Parking Solar Panels Solar Hot Water

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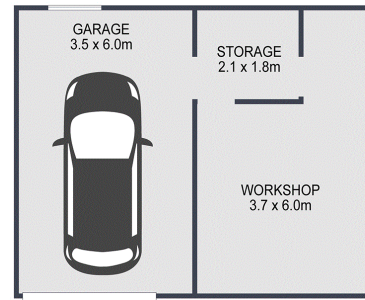
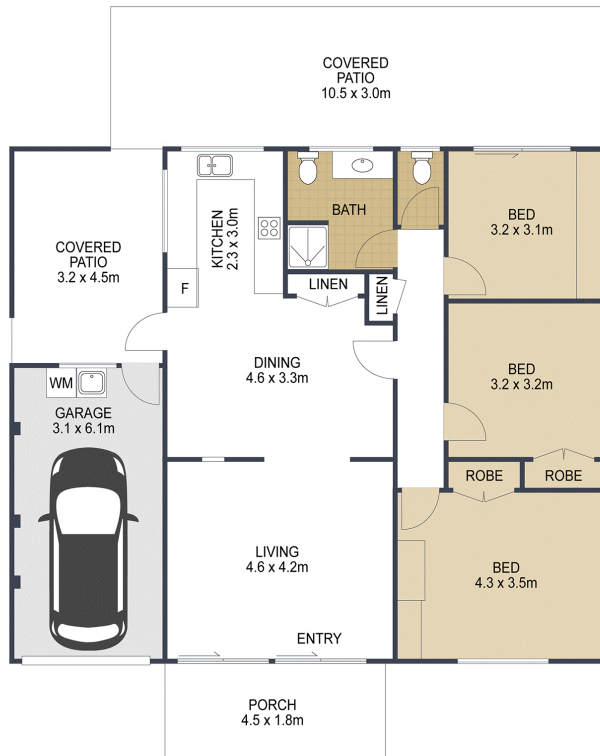
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TOTAL: 230m²

13 Orchid Street **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