



44 Arinya Avenue, Bellara

You Snooze, You Lose!

Set on a fully fenced 531m² block in the heart of Bellara, this freshly updated split-level home combines comfort, practicality and the relaxed coastal lifestyle that makes Bribie Island so desirable.

Freshly painted throughout, with a charming HardiePlank exterior, this home embraces a timeless coastal aesthetic and is move-in ready. The upper level offers three generous bedrooms, all with standing wardrobes, and a family bathroom featuring both a bath and shower, plus a separate toilet.

The lower living level is designed for easy everyday living, with timber flooring flowing through the light-filled lounge area. A well-appointed kitchen featuring tiled flooring overlooks the dedicated dining area and further onto the backyard. Split-system air conditioning in the lounge and master bedroom, along with ceiling fans throughout, ensures year-round comfort.

Enjoy your morning coffee on the welcoming front porch or entertain family and friends under the covered outdoor entertaining area overlooking the spacious backyard. Complete with a private fenced spa area, spacious lawn and drive-through side access, this backyard is designed for both entertaining and relaxation, with plenty of room for children, pets, or securely storing a boat, trailer or caravan.

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FOR SALE
\$875,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

LJ Hooker

Under the home, you'll find a single lock-up garage, workshop and internal laundry, adding valuable storage and workspace to this versatile property.

Property Features

- 531m²; fully fenced block
- Freshly painted throughout
- HardiePlank exterior with Colorbond roof
- Three bedrooms with standing wardrobes
- Family bathroom with bath and shower
- Separate toilet
- Spacious lounge room
- Separate dining/utility room
- Timber flooring throughout living areas
- Tiled kitchen and bathroom
- Kitchen with electric cooktop, oven and dishwasher
- Split-system air conditioning to the lounge and master bedroom
- Ceiling fans throughout
- Double linen/storage cupboards
- Covered outdoor entertaining area
- Fenced spa
- Single carport
- Single lock-up garage with workshop and laundry underneath
- Double driveway with separate gated access to the carport and garage
- Side access with drive-through to the backyard
- Garden shed
- Solar power

Perfectly positioned, you'll be just minutes from Bellara's waterfront, local shopping, schools, cafés and medical facilities. Spend your weekends fishing, boating, kayaking, cycling or enjoying the beautiful walking paths along the foreshore. With the surf beaches, Bribie Island National Park and boat ramps all close by, this is a home that truly embraces the island lifestyle while offering all the conveniences of everyday living.

Whether you're searching for a family home, a coastal escape or a quality investment, 44 Arinya Avenue is an opportunity not to be missed.

MORE DETAILS

Property ID	XGAHCP
Property Type	House
Land Area	531 m2

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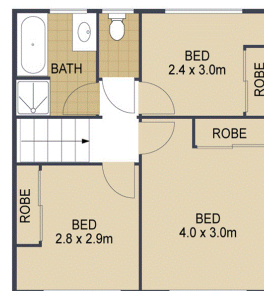
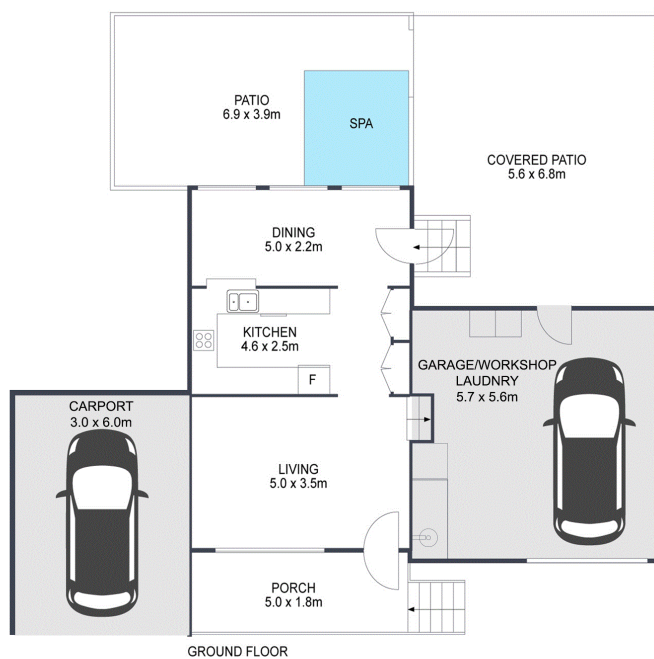
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TOTAL: 200m²

44 Arinya Avenue, **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