53 Bibimulya Street, Bellara

Beautifully Appointed, low set, walk to the water, room for the toys!

Beautifully appointed, wonderfully private low set, and perfectly positioned a short stroll from the sparkling waters of the Pumicestone Passage, this immaculate residence presents an outstanding opportunity to secure a home where lifestyle, comfort and convenience come together effortlessly.

I would like to welcome you home to 53 Bibimulya Street, Bellara, on the beautiful Bribie Island.

Why you'll love it:
Beautifully presented throughout, and thoughtfully designed for comfortable everyday living, this home offers exceptional privacy, versatile indoor and outdoor living spaces and a floorplan that will appeal to first home buyers, downsizers, families and investors alike.

Located directly opposite the stunning Bibimulya Wetlands, you'll have peaceful walking trails, abundant birdlife and beautiful natural surrounds quite literally on your doorstep. Whether it's an early morning walk, an afternoon stroll or simply soaking in the tranquillity,

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FOR SALE
$890,000

VIEW
Sat 31st Oct @ 12:30PM - 1:15PM

AGENTS
Troy Kelly
0466 976 946
tkelly.bribieisland@ljhooker.com.au

AGENCY
LJ Hooker Bribie Island
(07) 3400 1900

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

this is the lifestyle Bribie Island is renowned for.

Adding to the appeal, local shops, caf/u-25364? restaurants, medical facilities and all your everyday essentials are conveniently within walking distance. It's the kind of location where you can leave the car at home and truly embrace relaxed coastal living.

Property Attributes:
671m2 block
Beautifully appointed low-set brick residence
New Colorbond roof
New guttering
Security screens and doors throughout
Smart home wiring
5.5kW solar system
LED downlights throughout
Tiled throughout
Ceiling fans throughout
Open-plan kitchen, living and dining - Tiled, Ceiling fans, aircon
Kitchen - Electric cooktop, Electric oven, Dishwasher, Excellent bench space, Ample cupboard and storage space
Bedroom One - Tiled, Built-in robes, Ceiling fan, Air-conditioning
Bedroom Two - Tiled, Built-in robes, Ceiling fan, Air-conditioning
Bedroom Three - Tiled, Built-in robes, Ceiling fan
Bathroom - Tiled, shower, vanity

Outdoor Living:
Large tiled undercover entertaining area - Ceiling fans, Lighting, Power points, Fully screened
Separate laundry - Tiled, mass storage cupboards, great bench space, basin
Additional toilet servicing entertaining area
Multipurpose room/home office - Tiled, LED downlights, Aircon
External Storage room with roller door
Established private gardens
Irrigation system with timer
Spear pump
Drive-through access to rear yard

Lifestyle & Location:
Opposite the Bibimulya Wetlands
Approximately one-minute walk to wetlands and walking trail
Approximately 10-minute walk to the Pumicestone Passage
Walking distance to shopping precinct
Walking distance to cafe and restaurants
Walking distance to doctors, pharmacy and essential medical facilities

Homes offering this level of presentation, privacy and convenience in such a tightly held Bellara location are becoming increasingly difficult to find. Whether you're searching for your forever home, a quality investment or the perfect place to embrace the relaxed Bribie Island lifestyle, 53 Bibimulya Street presents an opportunity not to be missed.

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!

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MORE DETAILS

Property ID	XGVHCP
Property Type	House
Land Area	671 m2
Including	Study
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels

Troy Kelly 0466 976 946
Sales Agent | tkelly.bribieisland@ljhooker.com.au

LJ Hooker Bribie Island (07) 3400 1900
16/19 Benabrow Avenue, BELLARA QLD 4507
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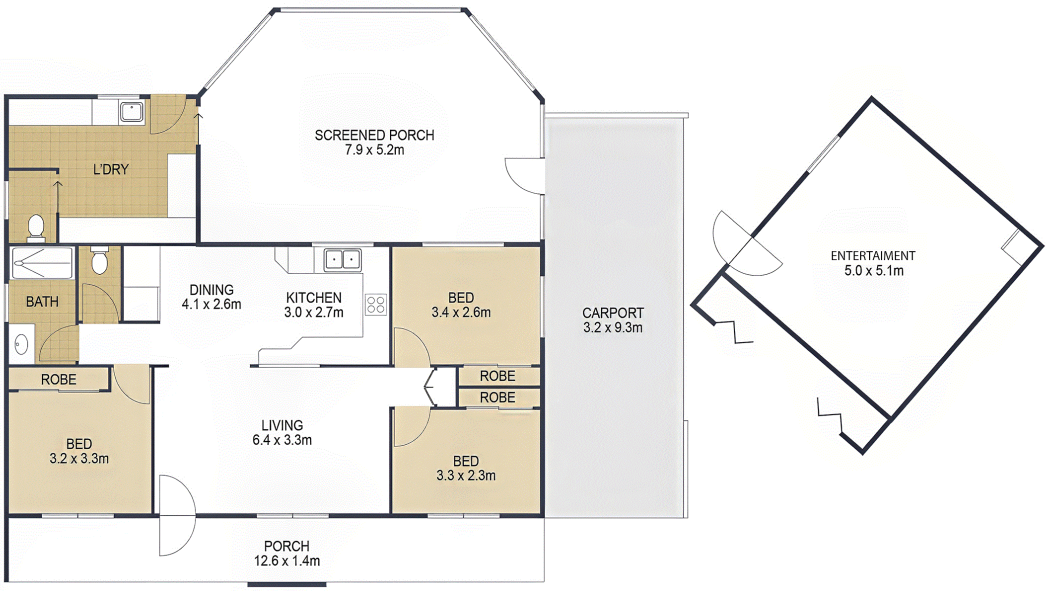

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TOTAL: 216 m²

53 Bibimulya 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

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