



3/85 Sylvan Beach Esplanade, Bellara

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Waterfront townhouse on the Beautiful Bribie Island.

Step into a world where waterfront charm meets coastal convenience. Morning coffee in hand, the gentle lapping of water at your feet, and the golden glow of the Bribie Island sunrise over the Pumicestone Passage. This is not just a location it is a lifestyle. Nestled in the heart of Bellara, this waterfront address offers peace, convenience, and endless coastal charm all in one.

I would like to welcome you home to 3/85 Sylvan Beach Esp, Bellara on the beautiful Bribie Island.

Why you'll love it:

Imagine mornings spent soaking in the serenity of the Pumicestone Passage, afternoons wandering to nearby cafes, and evenings enjoying the gentle glow of sunset over the water, all just steps from your door.

Everything you need is within easy reach. A short stroll takes you to the Sylvan Beach Marina, the hub of boating and waterside activity, or the Bribie Island Hotel, perfect for casual dining, weekend gatherings, or a relaxing drink with friends. Local shops, essential services, and charming cafes are all nearby, making everyday living effortless while

FOR SALE

Please Call

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**

still feeling like a getaway.

Property attributes:

3 bedrooms
1 bathrooms
2 toilets
Single lock up garage with motorised roller door
Double brick build
Waterfront

Lower level:

Front porch
Tiled and plank flooring throughout
Living room - aircon, ceiling fan
Dining - leads to rear patio/courtyard
Kitchen - Electric stove top and oven, great bench space and storage
Laundry
Second toilet
Courtyard - paved, undercover, lighting and power
Timber stairs with chair lift - skylight for natural light

Upper level: Plank flooring

Bed 3- Good size, carpet, ceiling fan, aircon, built in robes
Linen press
Bedroom 2 - Good size, carpet, ceiling fan, aircon, walk in robe
Bedroom 1 - Good size, carpet, ceiling fan, walk in robe, study/sitting room, balcony with privacy screening and water views
Bathroom - Tiled, shower, bath, vanity
Separate toilet

Whether you are a first home buyer seeking a coastal escape, downsizer looking for ease and comfort, or investor chasing location value, this waterfront haven is an opportunity not to be missed. Here, lifestyle comes first. Embrace everything Bribie Island has to offer. It is not just a location, it is a way of life.

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	X1QHCP
Property Type	Townhouse
Including	Air Conditioning Toilets (2) Courtyard Balcony Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage

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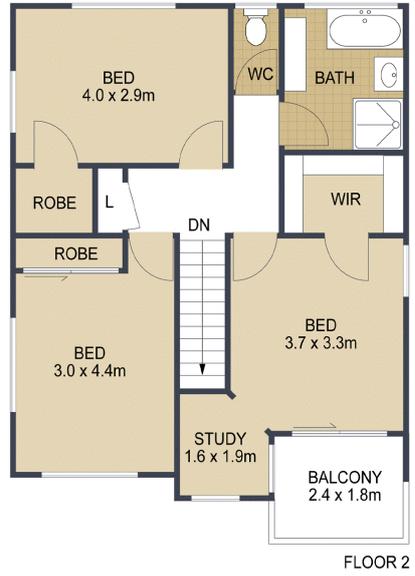
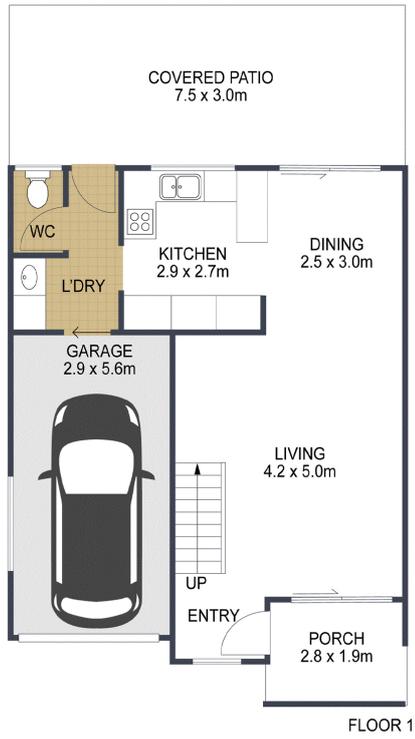
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- TOTAL: 172m²

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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