



## Bellara, 3/4 Quail Street

### Great Investment or Residence

Nestled within a quaint complex of four residences, offering privacy and proximity to the beach, this 3 Bedroom 1 Bathroom villa offers ample space.

A single lock-up garage offers secure parking and storage space. This feature adds to the convenience and practicality of the property, ensuring that owners have everything they need for a comfortable coastal lifestyle.

The outdoor patio has been thoughtfully renovated to enhance its functionality and aesthetic appeal. It offers ample room for outdoor furniture, creating an inviting space for al fresco dining, lounging and entertaining guests.

One of the most enticing features of this unit's outdoor patio is the direct access through the lockable gate to the pathway leading to the beach. Residents can simply step out of their unit, unlock the gate, and take a stroll to the sandy shores nearby.

Property Features:



**Disclaimer:** 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.

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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/W6BHCP](http://ljhooker.com.au/W6BHCP)

**Contact**  
**Craig Gillard**  
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[craig.gillard@ljhooker.com.au](mailto:craig.gillard@ljhooker.com.au)  
**Troy Kelly**  
0466 976 946  
[tkelly.bribieisland@ljhooker.com.au](mailto:tkelly.bribieisland@ljhooker.com.au)

**LJ Hooker Bribie Island**  
(07) 3400 1900

- \* 3 Bedrooms
- \* 1 bathroom with bath and shower corner
- \* 1 lock up garage
- \* Air conditioner in the living room
- \* Freshly painted inside
- \* Ceiling fans
- \* Spacious undercover patio
- \* Small boutique complex of only 4 lots
- \* Low body corporate fees -\$2,265 pa
- \* Council rates - \$1200 pa

With rental properties in high demand on the Island, this would be a fantastic opportunity to add a quality property to your portfolio.

\*\*\*\*\*This property has been staged with digital furniture for display purposes only

Look forward to meeting you at the next scheduled open home.

## More About this Property

<b>Property ID</b>	W6BHCP
<b>Property Type</b>	Unit
<b>Including</b>	Air Conditioning Courtyard Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Craig Gillard 0410 553 557**

Principal/Licensee | [craig.gillard@ljhooker.com.au](mailto:craig.gillard@ljhooker.com.au)

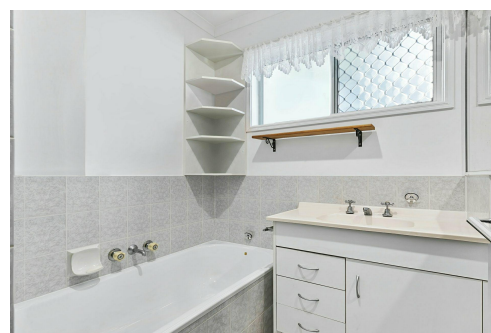
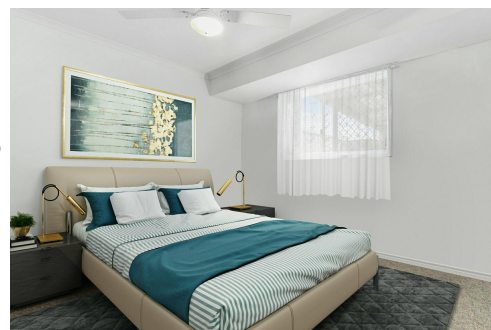
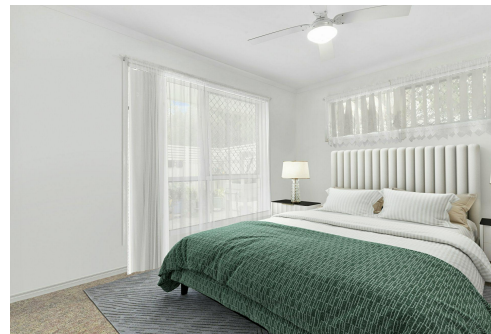
**Troy Kelly 0466 976 946**

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**LJ Hooker Bribie Island (07) 3400 1900**

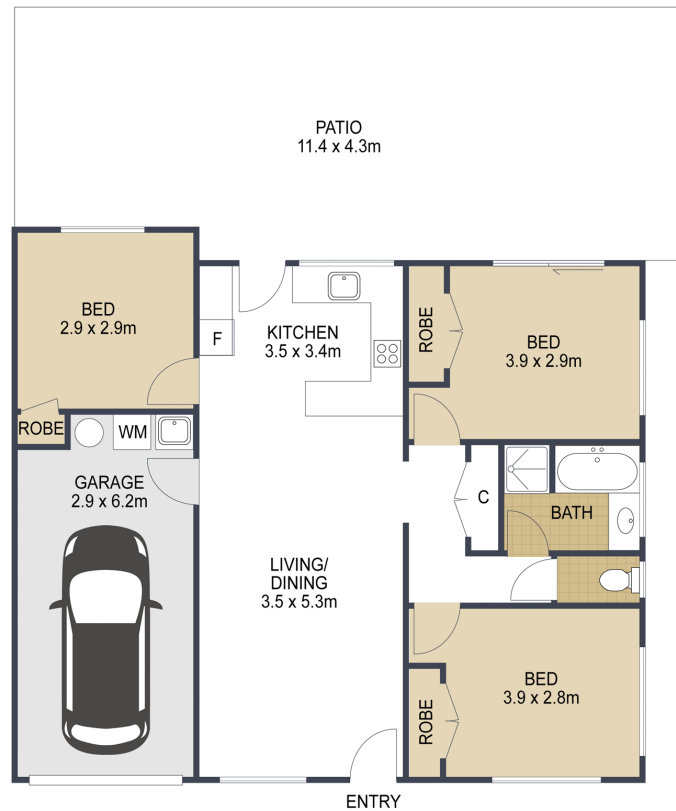
16/19 Benabrow Avenue, BELLARA QLD 4507

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TOTAL: 141m<sup>2</sup>

## 3/4 Quail 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](http://www.open2view.com.au)

