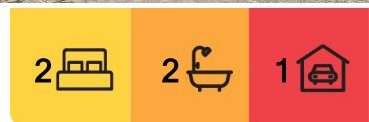


## Bellara, 10/7 Nicholson Close

### 1 MINUTE WALK TO THE WATER

Location is everything on Bribie Island and this 2-bedroom, 2-bathroom, single lock up garage, with solid double brick construction and first floor security unit, is 85m from the Volunteer Marine Rescue, the Pumicestone passage and boat ramp. Walking distance to the local takeaways, cafes, clubs, dog off leash areas and parklands. Featuring 2 double sized bedrooms both opening out onto separate verandas, at opposite ends of the unit, making it perfect for shared occupancy and privacy. A large kitchen with electric appliances and dishwasher, adjoining the light filled open plan dining, living area with low maintenance tiled floors. Situated at the rear of the complex, away from any street noise, giving you peace and quiet in your new piece of paradise. The real estate market is not showing any signs of slowing and property this close to the water are set to boom. A great sized unit with nothing to spend, just collect the keys.

As a permanent or holiday rental, a starter for the first home buyer or your retirement downsizer, this is move in ready and a must inspect. For those who love their furry friends, the complex is also pet friendly with body corp approval. See you at the next scheduled



**For Sale**  
Offers over \$649,000

**View**  
Sat 2nd Aug @ 10:00AM - 10:30AM

**Contact**  
**Gary Houghton**  
0402 669 029  
ghoughton.bribieisland@ljhooker.com.au



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

**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.



open house or call Gary Houghton now for a private inspection.

Property features.

- Location, location, location
- 2 bedrooms
- 2 bathrooms
- Lock up garage
- 2 verandas
- Large kitchen
- Electric appliances / Dishwasher
- Open and light living area
- Separate laundry
- Separate toilet
- First floor
- Quiet location
- Pet friendly-with approval
- 85m to the VMR
- A must inspect

## More About this Property

Property ID	WYAHCP
Property Type	Unit
Including	Toilets (2) Balcony Built-in-Robes Secure Parking

**Gary Houghton 0402 669 029**

Residential Sales | [ghoughton.bribieisland@ljhooker.com.au](mailto:ghoughton.bribieisland@ljhooker.com.au)

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

16/19 Benabrow Avenue, BELLARA QLD 4507

[bribieisland.ljhooker.com.au](mailto:bribieisland.ljhooker.com.au) | [sales.bribieisland@ljhooker.com.au](mailto:sales.bribieisland@ljhooker.com.au)



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



	2
	2
	1

TOTAL: 138m<sup>2</sup>

## 10/7 Nicholson Close, **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)