



## Bellara, 12/48-58 Melrose Avenue

Low set, low body corporate fees in an outstanding complex!

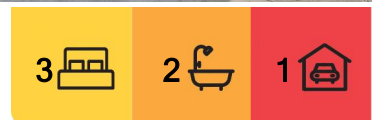
A hidden gem located in a stunning complex, within walking distance to the waterfront, all amenities, local entertainment, low set, private, and low body corporate fees!

In saying that, I would like to welcome you home to 12/48-58 Melrose Ave, Bellara.

Why you'll love it:

Embrace the laid-back Island lifestyle in this charming low-set home, designed for effortless living and relaxed entertaining. Each room boasts its own air conditioning, ensuring year-round comfort. The spacious layout offers generous storage solutions, catering to all your organizational needs.

Step outside to your private deck and courtyard, perfect for morning coffees or evening gatherings under the stars. This home caters to a diverse range of buyers, from first-time



**For Sale**  
Offers over \$690,000

**View**  
By Appointment

**Contact**  
**Troy Kelly**  
0466 976 946  
tkelly.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.

homeowners to savvy investors, or downsizers, offering a blend of comfort and practicality.

Property attributes:

- \* Private.
- \* Stained timber front door and sec screen.
- \* Tiled throughout.
- \* 9ft ceilings.
- \* Ceiling fans throughout.
- \* Air con in all rooms.
- \* Single lock up, internal access.
- \* Laundry.
- \* Storage cupboard in garage.
- \* Pull down ladder for ceiling access and storage.
- \* Solar system.
- \* Open plan kitchen living and dining.
- \* Kitchen - large fridge space, electric stove and oven, great storage, servery window possibility, dishwasher, great bench space.
- \* Linen press.
- \* Living and dining- aircon, access to rear patio, plantation shutters.
- \* Bedroom 2- plank flooring, BIR, ceiling fan and aircon.
- \* Bedroom 3- Plank flooring, BIR, ceiling fan and aircon.
- \* Master bedroom- BIR, Aircon, ceiling fan, plantation shutters, access to rear yard.
- \* Ensuite-tiled, toilet, vanity, shower.
- \* Main bathroom-Shower, separate bath, vanity and toilet, tiled.
- \* Patio/entertaining area- Timber deck, privacy blinds, power and lighting.
- \* Rear grassed rear yard.
- \* Raised garden beds.
- \* Green house.
- \* Irrigation throughout gardens.
- \* Garden shed.
- \* Low body corporate fees.

Don't miss the opportunity to make this coastal haven your own. Experience the perfect balance of beachy charm and modern convenience.

For further information on this gem of a property please contact Troy Kelly on 0466 976 946.

## More About this Property

Property ID	WVSHCP
Property Type	Villa

**Troy Kelly 0466 976 946**

Sales Associate | [tkelly.bribieisland@ljhooker.com.au](mailto:tkelly.bribieisland@ljhooker.com.au)

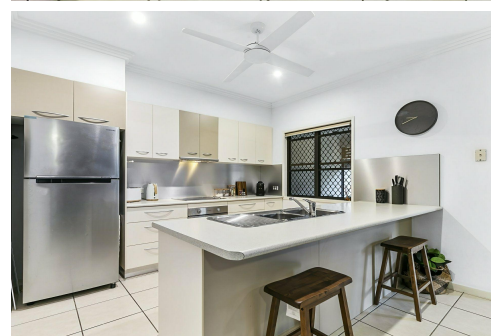
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TOTAL: 145m<sup>2</sup>

## 2/48 Melrose Ave 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)

