



45/97 Sylvan Beach Esplanade, Bellara

## ABSOLUTE WATERFRONT

Perfectly positioned on the waterfront along Sylvan Beach Esplanade, this beautifully renovated 2 bedroom, 2 bathroom apartment delivers the kind of lifestyle buyers move to Bribie Island for. Wake up to open water views across Moreton Bay, enjoy cooling sea breezes, and finish the day with sunsets from your own private balcony. Located within a secure gated complex, this property offers both privacy and peace of mind ideal for downsizers, permanent residents, or those seeking a lock-and-leave coastal escape. Whether you're securing a quality lifestyle property or a blue-chip investment, this is waterfront buying in one of Bellara's most tightly held pockets. Inside, the apartment has been tastefully updated and is completely 'move-in' ready. Light-filled living spaces flow effortlessly, while the generous master suite offers its own ensuite and comfort. Every detail has been designed around relaxed coastal living.

WHY YOU WILL LOVE IT ::

- Absolute waterfront position with stunning Moreton Bay views  
Located within a secure gated complex.
- Recently renovated and beautifully presented 2 generous bedrooms, 2 bathrooms.
- Open-plan living capturing natural light and sea breezes.
- Secure deep garage with new automatic door opener.
- Built-in storage area or ideal small workshop space.

What truly sets this opportunity apart is the resort-style complex

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### FOR SALE

Offers over \$829,000

### VIEW

Sat 4th Jul @ 10:00AM - 11:00AM

### AGENTS

Monty Thompson  
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mthompson.bribieisland@ljhooker.com.au

### AGENCY

LJ Hooker Bribie Island  
(07) 3400 1900

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Interested parties must rely solely on their own enquiries.

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facilities something rarely found in this location. Residents enjoy access to: Private complex swimming pool Full-size tennis court, Sauna for relaxation and wellbeing. Well-maintained grounds in a secure complex. Step outside and you're directly across from the water, walking paths, cafes and local conveniences. It's a lifestyle that feels like a holiday, every single day. Waterfront units with facilities like this are tightly held and highly sought after. If you've been waiting for the right one, this is worth a look. For further information or to arrange your private inspection, contact Monty Thompson 0414526266.

Advertising Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

## MORE DETAILS

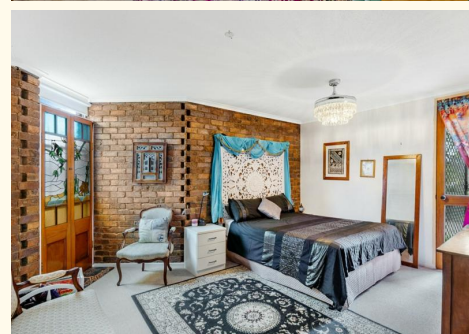
Property ID	XFDHCP
Property Type	Villa
House Size	112 m2
Land Area	161 m2

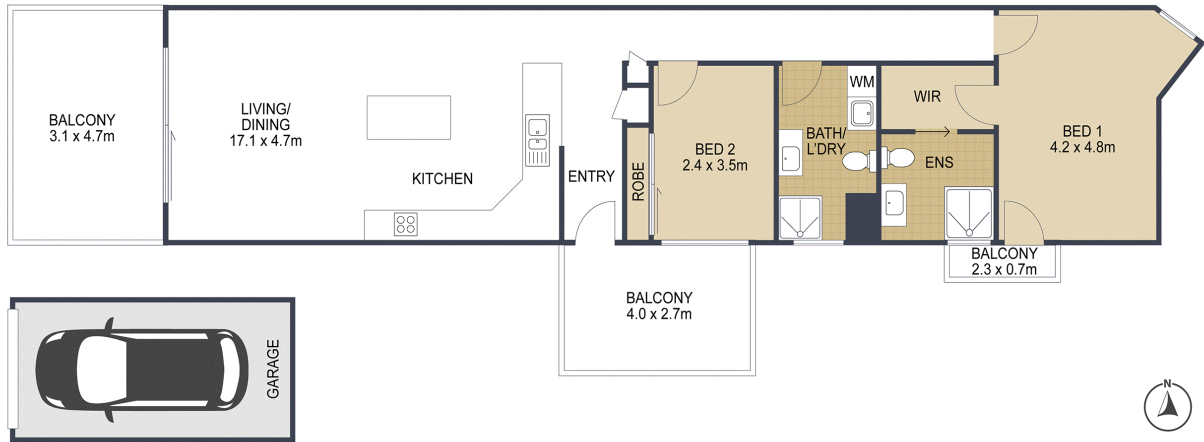
### Monty Thompson 0414 526 266

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TOTAL: 122m<sup>2</sup>

## 45/97 Sylvan Beach Esp **BELLARA**

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