



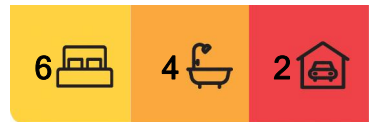
Bongaree, 1/11 Ferguson Avenue

1+2/11 Ferguson Ave - NEW BUILD, DUPLEX UP FOR GRABS! Strata titled.

Discover your dream home OR a spectacular investment opportunity with this newly built, luxurious duplex, perfectly positioned just 100 meters from the sparkling waterfront of the Pumicestone passage on the beautiful Bribie Island.

This exceptional property offers unparalleled versatility /u8211? own one side for yourself or invest in both for dual income potential, or live in one side and either permanently rent the other side or put it up for holiday let.

Step inside and be greeted by contemporary elegance, featuring open-plan living areas, high-end finishes, and abundant natural light. Each unit boasts 3 spacious bedrooms, 2 modern bathrooms, and a sleek, fully-equipped kitchen designed for the modern lifestyle. The master suite offers a serene retreat with an ensuite and walk-in wardrobe.



For Sale
Please Call

View
ljhooker.com.au/WB0HCP

Contact
Troy Kelly
0466 976 946
tkelly.bribieisland@ljhooker.com.au
Craig Gillard
0410 553 557
craig.gillard@ljhooker.com.au



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.

LJ Hooker Bribie Island
(07) 3400 1900

Enjoy the ultimate coastal lifestyle with a multitude of amenities right at your doorstep. Stroll to nearby shops, charming cafes, and restaurants. Spend your weekends exploring local entertainment, pristine parklands, and stunning beaches, all within walking distance. Essential services and conveniences are also easily accessible, making daily living a breeze.

Property Attributes: Unit 1 + 2

- New build
- Color bond roof
- Approx. 100m to the waterfront
- Landscaped front yard
- Single garage w motorized roller door and internal access
- Large stained timber front door with frosted glass
- Stunning fixtures throughout
- Study nook
- Rectified tiles throughout
- LED downlights throughout
- Security screens on all windows and sliding doors
- Laundry - Tiled, linen storage
- Main bathroom - Tiled, stone vanity, shower, bath
- Separate toilet
- Bedrooms 2 + 3 - Carpet, ceiling fan, built in robe
- Open plan kitchen, living and dining with aircon
- Kitchen - Island bench with stone bench tops, Hanging designer lights, dishwasher, gas stove top, electric over, great storage, soft close cupboards + drawers
- Rear patio - Tiled, lighting and power, bar top
- Master bedroom - Access to patio, carpet, aircon, ceiling fan, Walk in robe, Ensuite - Tiled, stone vanity, shower, toilet.
- Rear grassed backyard, landscaped
- Garden shed
- Instant gas hot water

This duplex is not just a home; it's a gateway to a vibrant, active community nestled in a picturesque setting, whilst still being only 45min to Brisbane airport and 60min to Brisbane CBD.

Don't miss this rare chance to secure a prime piece of Bongaree real estate. Contact Troy Kelly on 0466 976 946 to arrange a viewing and experience the allure of Bribie Island living!



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More About this Property

Property ID	WB0HCP
Property Type	DuplexSemi-detached
Land Area	607 m2
Including	Air Conditioning Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Troy Kelly 0466 976 946

Sales Associate | tkelly.bribieisland@ljhooker.com.au

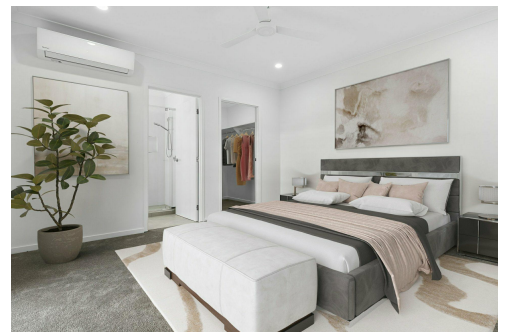
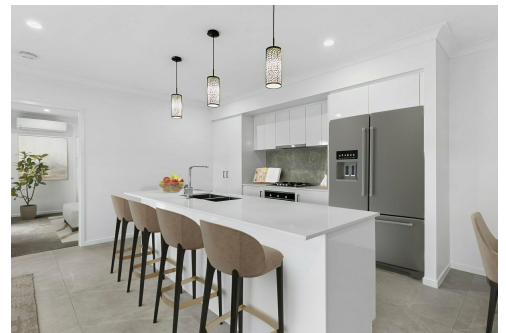
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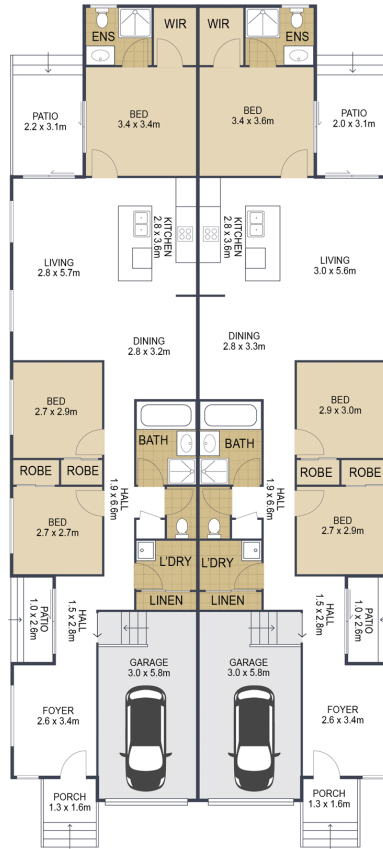
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TOTAL: 217m²

11 Ferguson Avenue BONGAREE

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

