1/49 Coolgarra Ave, Bongaree

Coastal Convenience, Comfort and Lifestyle

Perfectly positioned in a sought-after location on beautiful Bribie Island, this well-presented three-bedroom duplex offers the ideal blend of low-maintenance living and generous proportions, making it an outstanding opportunity for downsizers, retirees or first home buyers.

Step inside to discover a spacious living area designed for relaxed everyday living, complemented by a family-sized kitchen featuring a walk-in pantry and ample storage for the home chef. The thoughtfully designed two-way bathroom includes both a separate shower and indulgent spa bath, while a separate powder room area adds extra convenience for guests and family alike.

Comfort is assured year-round with air conditioning and ceiling fans throughout, while outside you'll appreciate the private patio and fully fenced rear yard, the perfect place to enjoy Bribie Island's coastal lifestyle. With additional space for a second vehicle, boat, trailer or caravan, this property offers flexibility rarely found in duplex living.

Situated in an amazing location close to shops, transport, medical facilities and the stunning waterfront of Bribie Island, this is an opportunity not to be missed.

Priced to sell and offering exceptional value in one of Bribie Island's most desirable coastal communities, this property is ready for its next

3 1 2

FOR SALE
Offers Over $749,000

VIEW
By Appointment

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

AGENCY
LJ Hooker Bribie Island
(07) 3400 1900

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

chapter.
Vacated and move in ready; this is a must inspect.
Please note; the furniture in the listing photos have been digitally enhanced for your viewing pleasure only designed to give you a sneak peak of what the property could look like once it becomes your home.

Property features;
. 3 Bedrooms.
. Generous open plan living area.
. Family sized kitchen / walk in pantry.
. Two-way bathroom / plus powder room area.
. Single lock up garage / room for a second vehicle or van.
. Private patio and yard / fully fenced.
. Pet friendly
. Low maintenance.
. Vacated and move in ready.
. A must inspect.
. No body corp fees.

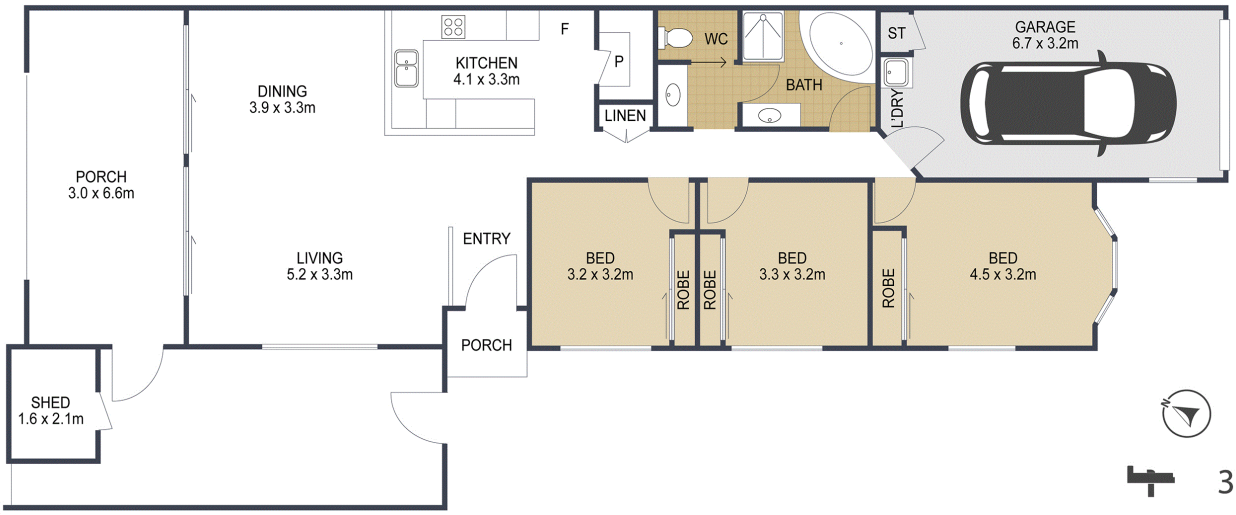
MORE DETAILS

Property ID	XH3HCP
Property Type	DuplexSemi-detached
House Size	137 m2
Land Area	400 m2
Including	Air Conditioning
	Toilets (1)
	Spa
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Water Tank

Gary Houghton 0402 669 029
Sales Agent | ghoughton.bribieisland@ljhooker.com.au

LJ Hooker Bribie Island (07) 3400 1900
16/19 Benabrow Avenue, BELLARA QLD 4507
bribieisland.ljhooker.com.au | sales.bribieisland@ljhooker.com.au

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.



3

1

1

TOTAL: 188m²

1/49 Coolgarra 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

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.