



109 Cotterill Avenue, Bongaree

Your Bribie Island Lifestyle Starts Here – Bongaree Home Close to Everything

Welcome home to 109 Cotterill Avenue, Bongaree — a beautifully refreshed and immaculately presented four-bedroom brick and tile residence offering the perfect blend of space, comfort and practicality in one of Bribie Island's most sought-after locations.

Positioned on a generous 531m² fully fenced block, this solid and well-designed home is vacant and ready for its new owners to simply move in, unpack and enjoy everything that coastal living has to offer.

From the moment you step through the front door, you are welcomed by an impressive entry featuring soaring ceilings that immediately create a sense of space and elegance while setting the tone for the quality found throughout the home.

Freshly updated throughout, the property has recently undergone an extensive refresh including:

- Fresh internal paint throughout

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FOR SALE

Please Call

AGENTS

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AGENCY

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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.



- Brand New carpet
- Brand New curtains
- Brand New lighting
- Brand New ceiling fans
- Brand New Split system air conditioning throughout
- Updated electrical work

The thoughtful floorplan offers multiple living areas designed to cater perfectly for both family living and entertaining.

The spacious master retreat is privately positioned in its own wing and features large built-in robes, fan and A/C, together with a generous ensuite complete with double vanities, shower, bathtub and toilet. The remaining three bedrooms are all generously sized and are conveniently located in the opposite wing of the home, serviced by the main family bathroom featuring both a shower and bathtub.

At the heart of the home sits the well-appointed kitchen overlooking the dining and living spaces, complete with:

- Omega electric cooktop
- Westinghouse oven, grill and rangehood
- New Esatto dishwasher

The kitchen and living areas flow effortlessly out to the covered outdoor entertaining area, creating the ideal setting for family gatherings, weekend barbeques or simply relaxing with friends.

Additional features include:

- Double lock-up garage with internal access
- Multiple living areas including a sunken lounge room
- Separate laundry with additional toilet and storage
- Electric hot water system
- Electric cooking
- Two garden sheds
- Fully fenced backyard with room for children and pets

Location is everything, and 109 Cotterill Avenue delivers it in abundance.

Situated in the heart of beautiful Bongaree on Bribie Island, you are only moments from local shopping, cafes, restaurants, schools and everyday conveniences.

Enjoy being less than three minutes from the stunning waterfront and the popular Bongaree Jetty precinct, while the pristine surf beaches of Woorim and the Surf Club are only approximately seven minutes away.

Whether you're searching for a family home, downsizing without compromise, or looking for a quality investment opportunity, this is a property that deserves your immediate attention.

This is coastal living at its finest — and opportunities like this do not last long.

For further information, to arrange your private inspection, or to find out about our next scheduled open home, please feel free to get in contact:

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MORE DETAILS

Property ID	XHWHCP
Property Type	House
House Size	252 m2
Land Area	531 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

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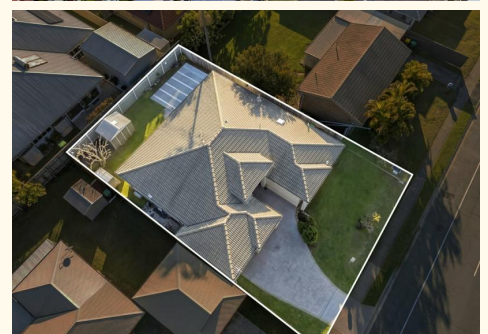
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TOTAL:	252m²

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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