



36 Phoenix Ave, Bongaree

Coastal Living Meets Family Comfort!

Perfectly positioned in a sought-after pocket of Bribie Island, this solid brick and tile home offers the ideal blend of space, convenience, and relaxed coastal living. Set on a generous 608m² flat, usable block, this well-appointed residence is perfect for families, retirees, or those seeking that lifestyle change.

Boasting four bedrooms, including a master with ensuite, and multiple living areas, there is plenty of room for the whole family to spread out and enjoy. The practical floorplan is complemented by side access, providing ample space for a boat or caravan ideal for embracing the island lifestyle.

Conveniently located within walking distance to the beautiful Pumicestone Passage and the islands major shopping centre, everything you need is right at your doorstep. Whether its morning walks by the water, weekends fishing, or enjoying the relaxed coastal atmosphere, this property delivers an enviable lifestyle opportunity. A fantastic family home or the perfect place to retire and enjoy all that Bribie Island has to offer, this is the coastal living you have been waiting for.

Note; The property is vacated and move in ready. The current owner has just had the property internally painted plus the bedrooms and formal living area carpeted. The furniture has been added for your

4  2  2 

FOR SALE

Offers over \$939,000

VIEW

Sat 6th Jun @ 10:30AM - 11:00AM

AGENTS

Gary Houghton

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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**

viewing pleasure and a sneak peak of what the property will look like once you move in.

To inspect the property call Gary Houghton today or please visit the next scheduled open home.

Property features;

- > 4 Bedrooms
- > 2 Bathrooms
- > Extra wide single garage with multipurpose area
- > Multiple living areas
- > Walk to the water and shops
- > Air conditioned
- > Solid brick and tile home
- > 608m2 Flat block
- > Side access
- > Coastal living

MORE DETAILS

Property ID	XEMHCP
Property Type	House
Land Area	608 m2
Including	Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

Gary Houghton 0402 669 029

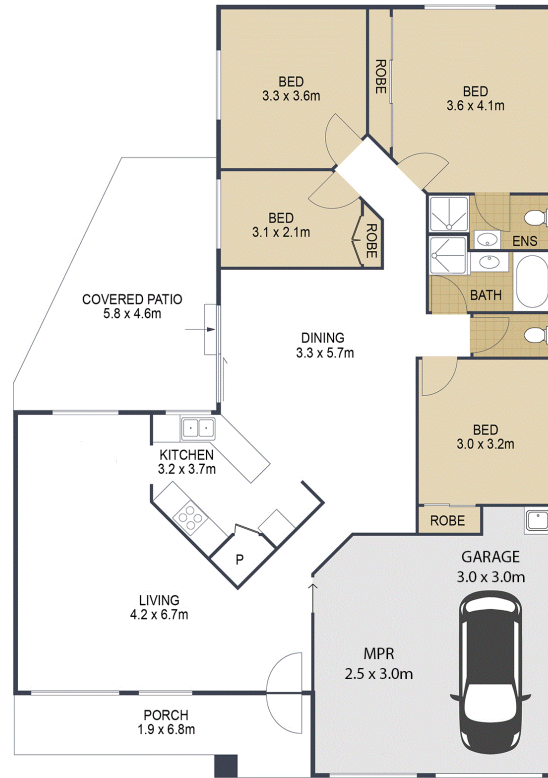
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TOTAL: 199 m²

36 Phoenix 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