

7 Phoenix Avenue, Bongaree

INVESTOR ALERT

Positioned in the ever-popular Bongaree on beautiful Bribie Island, this well-appointed property offers convenience, comfort, and a relaxed coastal lifestyle, all just minutes from everything you need. Set in a quiet location, the home is within easy walking distance to the islands main shopping centre and the stunning Pumicestone Passage, perfect for morning strolls, fishing, or simply soaking up the waterfront atmosphere.




Inside, the home features four bedrooms and two bathrooms, complemented by three separate living areas ideal for families seeking space and flexibility. Air conditioning in the main living area and master bedroom ensures year-round comfort.

The property also includes a single lock-up garage, along with valuable side access providing room for a boat or caravan, perfect for embracing the island lifestyle.

Situated on a 602m² block, this is a complete package offering both lifestyle and investment appeal. Currently tenanted until February 2027, at \$510 per week, due to the long-term tenancy agreement, but once the price cap is released in February 2027, the current market value of approximately \$630 per week could be put in place.

Constructed of solid brick with a tile roof, this presents an excellent opportunity for investors wanting to seek, long term prime location real estate.

A fantastic opportunity in a highly sought-after location this one is

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FOR SALE

Offers over \$900,000

VIEW

By Appointment

AGENTS

Gary Houghton

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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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priced to sell and will not last long.

NOTE; The tenant's belongings have been deleted for their privacy and digitally enhanced furniture has been added for your viewing.

Property features;

Location, location, location
4 Bedrooms
2 bathrooms
3 living areas
Air conditioning
Ceiling fans
Single garage
Side access / caravan or boat
Walk to water front and shopping centre
Investment opportunity / tenants in place

Contact Gary Houghton.

MORE DETAILS

| | |
|---------------|------------------|
| Property ID | XCJHCP |
| Property Type | House |
| Land Area | 602 m2 |
| Including | Ensuite |
| | Air Conditioning |
| | Toilets (2) |
| | Built-in-Robes |
| | Secure Parking |
| | Fully Fenced |

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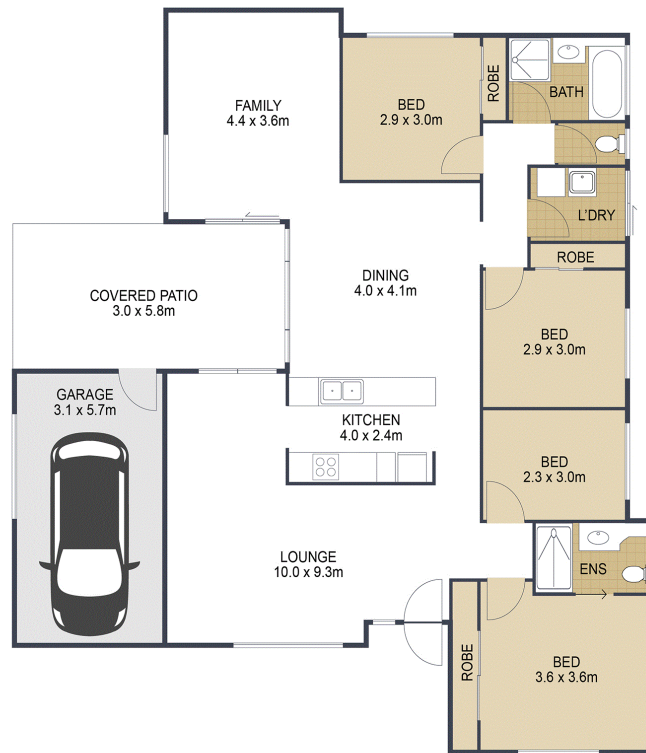
Sales Agent | ghoughton.bribieisland@ljhooker.com.au

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|  | 4 |
|  | 2 |
|  | 1 |
| TOTAL: 179 m² | |

7 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