

9/74 Cotterill Avenue, Bongaree

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## Island Breeze Resort. Relaxed Over 50s Living on Beautiful Bribie Island.

**FOR SALE**

Please Call

**AGENTS**

Troy Kelly

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**AGENCY**

LJ Hooker Bribie Island

(07) 3400 1900

Island Breeze Resort, an exclusive over 50s community in the sought-after suburb of Bongaree. This beautifully maintained and secure resort offers the perfect blend of comfort, style, community, and peace of mind. This beautifully designed modern villa is move in ready, just waiting for its new owner!

I would like to welcome you home to 9/74 Cotterill Ave, Bongaree on the beautiful Bribie Island.

Why you'll love it:

Perfectly positioned within walking distance to all your daily amenities, you will love being just a short stroll to the sparkling waters of the Pumicestone Passage, local cafes, restaurants, and entertainment venues. For a day at the surf, Woorim Beach is only a 10-minute drive away, giving you the best of both calm waters and surfside relaxation.

Property attributes:

- Tiled throughout
- Low set

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**

- 9FT ceilings throughout
- Rake ceilings
- LED downlights throughout
- New carpet in bedrooms
- New aircon units
- New stove top, oven and dishwasher
- Security screens throughout
- Front porch
- Main bedroom - Carpet, plantation shutters, ceiling fan, aircon, Ensuite Walk in robe, tiled floor to ceiling, Large shower, toilet, vanity stone
- Bedroom 2 - Ceiling fan, built in robes, access to patio
- Powder room - Tiled, vanity
- Laundry
- Single garage - Internal access, Epoxy floor, motorized roller door, large storage room, access to close line, could be turned into a private courtyard
- Open plan Kitchen living and dining - Ceiling fans & Aircon, access to rear patio
- Kitchen - Island bench, stone, great storage and bench space, elect stove top and oven, dishwasher, large pantry
- Outdoor patio with electric privacy blinds, tiled, ceiling fan, lighting and power points
- Gas hot water
- Landscaped yards
- Large grassed rear yard

#### Resort-Style Amenities:

Enjoy an active, healthy, and social lifestyle with first-class facilities including:

- Large swimming pools
- Fully equipped gym
- Clubhouse and cinema room
- BBQ areas and beautifully landscaped common spaces
- Security-gated access for both vehicles and pedestrians

#### Hassle-Free Living:

The affordable resort fee of \$265 per week covers:

Council rates & water

Subsidised power

24/7 security

- site management & admin

Common area landscaping

Access to all facilities including pool, gym, BBQ areas, cinema, and more

Whether you are ready to downsize or seeking a vibrant community to enjoy your golden years, Island Breeze Resort offers everything you need for easy, carefree island living.

For further information on this Gem of a property or to book in your private viewing please contact Troy Kelly on 0466 976 946, TODAY!

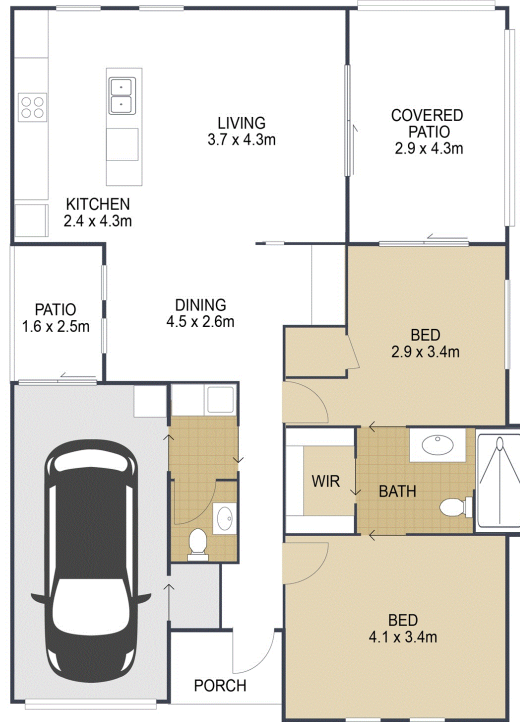
## MORE DETAILS

Property ID WXKHCP  
Property Type House  
Including Ensuite  
Study  
Air Conditioning  
Toilets (2)  
Courtyard  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Remote Garage

**Troy Kelly 0466 976 946**  
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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](http://www.open2view.com.au)