







1/19 Bongaree Avenue, Bongaree

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Downsize Without Compromise. Upgrade to the Solana Lifestyle. Elegant. Exclusive. Private.

Welcome to an exceptional offering within Solana, over-50s lifestyle resort, where relaxed living, connection and convenience come together seamlessly. This standout residence sets a new benchmark for quality and lifestyle—quite simply, no other home within Solana compares.

I would like to welcome you home to 1/19 Bongaree Ave, Bongaree on the beautiful Bribie Island.

Why you will love it:
From the moment you arrive, the resort's warm community spirit is unmistakable. Solana is renowned for its friendly, welcoming residents, with a true sense of belonging. Add to this a suite of first-class resort facilities, designed to support an active, social and relaxed lifestyle, and you have a community where every day feels like a step up.

The home itself is where this opportunity truly shines. The most upgraded property within Solana, it boasts an extensive list of

FOR SALE
Please Call

AGENTS
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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.

premium extras and enhancements that place it in a league of its own. Every improvement has been thoughtfully selected to elevate comfort, style and practicality, delivering a home that feels luxurious, refined and effortless to live in.

Effortless living, this beautifully presented home is maintained to an impeccable standard. The thoughtfully considered floorplan delivers a seamless flow through generous living areas, perfectly suited to both relaxed day-to-day living and elegant entertaining with visiting family and friends. Enjoy the added luxury of a rare position with just one neighbouring residence, and a fully enclosed extra large patio, while remaining within easy walking distance to Solana's exceptional facilities. Simply move in and embrace a lifestyle where every day feels like a retreat—and life unfolds at a more relaxed, rewarding pace.

NO ENTRY OR EXIT FEE'S, NO STAMP DUTY when purchasing inside Solana!

Property attributes:

- Bedroom one - Carpet, built in robe, ceiling fan, access to patio
- Bedroom two - Carpet, built in robe, ceiling fan
- Master suite - Carpet, walk in robe, ceiling fan, air con, plantation shutters, En-suite - Tiled, couples double vanity with stone bench top, soft close, Large shower, toilet
- high ceilings, extra large alfresco area and extra cabinetry/storage throughout
- Double garage - Motor roller door, side glass sliding door entrance, epoxy flooring, storage and air conditioning.
- Created a media room, library and office in half of the double garage. (This can be dismantled if not needed).
- Open plan kitchen living and dining - Aircon, ceiling fan, hybrid plank flooring throughout
- Kitchen - Spacious, great bench space, stone benches w waterfall, soft close cupboards and drawers, electric stove top, oven and built in microwave - all Westinghouse, walk in pantry - Large
- Added plantation shutters to living room and main bedroom
- Laundry - Linen press, basin, bench space and storage
- Main bathroom - Tiled, shower, stone vanity, toilet
- large alfresco area - Extended the roof of the existing patio and fully screened in, tiled with wood look tiles, complete with dog door, lighting, ceiling fan, 2x heat lamps, power
- Upgraded all tiles in the living areas with hybrid flooring
- Upgraded tiles in the two bathrooms and alfresco area
- Upgraded fans in the living room, alfresco and main bedroom
- Upgraded carpets in each of the three bedrooms
- Painted feature walls in the living room bedrooms, alfresco and bathrooms
- Established tropical gardens across the back and side of the property
- Added new pendant lights to kitchen entry hall and dining room.
- Upgraded tap ware in the kitchen and bathrooms
- Lush front and rear gardens
- 2 minute walk to the club house
- 5 sec walk to the front gate and letter box's
- Only 1 neighbour - This is rare
- LED downlights throughout
- Upgraded designer lights throughout

Resort facilities:

? two heated swimming pools (indoor and outdoor)
? cinema, gym
? bowling green, tennis court
? dog park and work shed
? dining and facility room

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Travel Times

Local
Bribie Shopping Centre 1 minute
Bribie Medical Centres 1 minute
Woorim Beach 7 minutes
Bribie Golf Club 7 minutes

District
Brisbane Airport 45 minutes
Brisbane CBD 60 minutes

Location is effortless living at its best. Step outside and enjoy easy walking access to the local shopping centre, supermarkets, medical and allied health services, pharmacy, hardware store, along with an excellent selection of caf&aecute;s and restaurants. Everything you need is right at your doorstep—no stress, no long drives, just pure convenience.

This is downsizing done properly—less maintenance, more lifestyle, zero compromise.

Homes of this calibre are rarely available in one of Bribie Island's tightly held over-50s resorts. If you're ready to simplify your life while upgrading the way you live, this is a truly unmissable opportunity.

For further information on this stunning home or to book in your private viewing please contact Troy Kelly on 0466 976 946 TODAY!

Site fee - $225 per week,

MORE DETAILS

Property ID	X7UHCP
Property Type	Retirement
Including	Ensuite
	Study
	Air Conditioning
	Toilets (2)
	Intercom
	Pool
	Courtyard
	Deck
	Gym
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Retirement Living







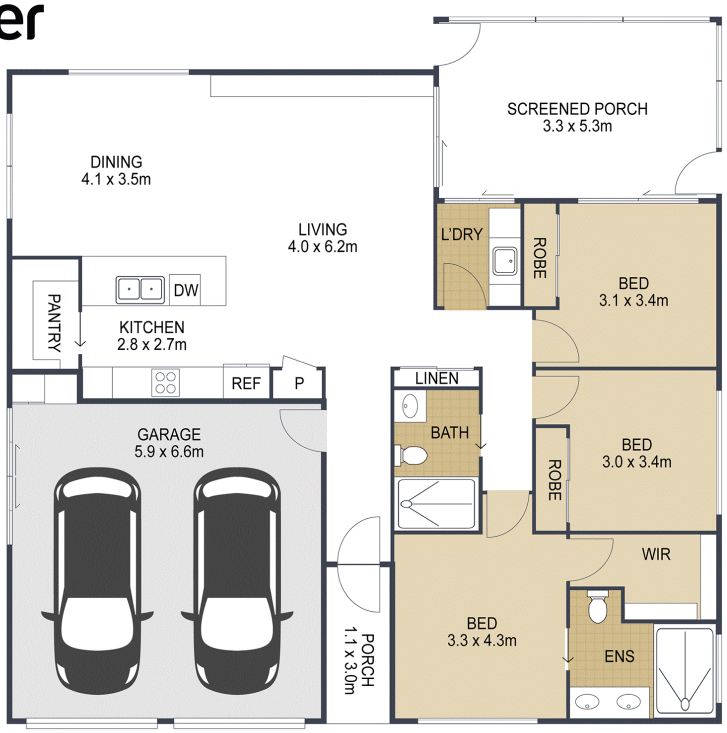




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TOTAL: 186 m²

1/19 Bongaree 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

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