



96/19 Bongaree Avenue, Bongaree

## Nature Reserve Views. Peaceful Position, Private. Solana living at its finest.

Welcome to a wonderful opportunity within Solana Lifestyle Resort, one of Bribie Island's most sought-after over-50s communities, where comfort, convenience and connection come together to create a truly rewarding way of life.

I would like to welcome you home to 96/19 Bongaree Avenue, Bongaree, on the beautiful Bribie Island.

Why you'll love it:

Positioned in an incredibly peaceful pocket of the resort, this beautifully presented home enjoys one of Solana's most desirable positions. Backing directly onto a tranquil nature reserve, you'll enjoy a private, leafy outlook that few properties within the community can offer. With no rear neighbours and uninterrupted views of natural greenery, this is a home where you can truly relax, unwind and embrace the lifestyle you've worked so hard to enjoy.

Start your mornings listening to the sounds of local birdlife, enjoy your coffee overlooking the reserve, and appreciate the added sense of

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**FOR SALE**

Offers over \$949,000

**VIEW**

By Appointment

**AGENTS**

Troy Kelly

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**AGENCY**

LJ Hooker Bribie Island

(07) 3400 1900

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 **LJ Hooker**

space and privacy that this unique position provides. For buyers seeking more than just a home, this setting delivers a lifestyle that stands apart from the rest.

The home itself has been lovingly maintained and offers an easy-care floorplan designed for comfortable everyday living. Light-filled living spaces create a warm and welcoming atmosphere, while the practical layout allows for effortless entertaining when family and friends come to visit. Whether you're hosting guests or enjoying a quiet afternoon at home, you'll appreciate the relaxed and inviting feel throughout. NO ENTRY OR EXIT FEE'S, NO STAMP DUTY when purchasing inside Solana!

PROPERTY ATTRIBUTES: Heron 2.

Positioned in one of the quietest spots in Solana.

Guest parking at front of property

Absolute views of the stunning nature reserve,

Extremely private, LED downlights throughout, tiled throughout, ceiling fans throughout, high ceilings, mass amount of storage - cupboards and linen press, dog park close by

Open plan kitchen living and dining - Aircon, ceiling fan, tiled - All looking out to Nature reserve

Kitchen - Spacious, great bench space, Island stone bench with waterfall, soft close cupboards and drawers, electric stove top - BOSCH, elect oven and built in microwave

Alfresco area - Fully screened/enclosed in with extra privacy screens, lighting, ceiling fan, power points

Master suite - Carpet, walk in robe, ceiling fan, air con, Nature reserve views, En-suite - Tiled, couples double vanity with stone bench top, soft close, Large shower, toilet

Bedroom Two - Carpet, built in robe, ceiling fan, aircon - access to alfresco patio - Nature reserve views

Bedroom Three/multipurpose room - Tiled, ceiling fan

Double garage - Motor roller door, epoxy flooring, mass storage

Main bathroom - Tiled, large shower, toilet, vanity with stone bench

Laundry - Linen press, basin, bench space and storage

Lush front gardens

Crimsafe screening

Solar system

4 minute walk to the club house

Adding further appeal, Solana's dedicated dog park is located just a short stroll from your front door, making this an ideal position for pet owners who enjoy getting outdoors and making the most of the resort's beautifully maintained grounds.

One of the many reasons residents love Solana is the incredible sense of community. Friendly neighbours, regular social activities and outstanding resort-style facilities create an environment where it's

easy to be as active or as relaxed as you choose. It's a lifestyle that offers the perfect balance of independence, security and connection.

Convenience is another major advantage. Situated within easy walking distance to local shopping centres, supermarkets, medical and allied health services, pharmacies, cafes, restaurants and everyday essentials, everything you need is right at your fingertips. Leave the car at home and enjoy the simplicity of having life's necessities close by.

This is downsizing without sacrificing the things that matter most. Less maintenance, more freedom, more lifestyle and more time to enjoy everything Bribie Island has to offer.

Homes in positions like this are tightly held and rarely become available. If you've been searching for a peaceful retreat with a beautiful natural outlook within one of Bribie Island's premier over-50s lifestyle communities, this is an opportunity not to be missed.

For further information or to arrange your private inspection, contact Troy Kelly on 0466 976 946 today.

Site Fee: \$225 per week

Resort facilities:

? Two heated swimming pools (indoor and outdoor)

? Cinema, gym

? Dowling green, tennis court

? Dog park and work shed

? Dining and facility room

? Library and craft room

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 50 minutes

Brisbane CBD 60 minutes

## MORE DETAILS

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

**Troy Kelly 0466 976 946**

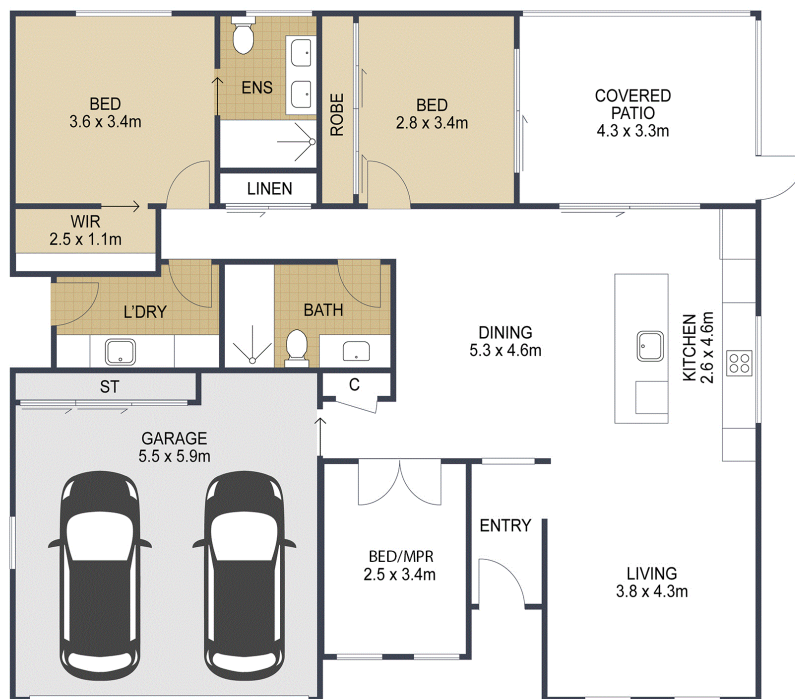
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<b>TOTAL:</b>	<b>174m<sup>2</sup></b>

**96/19 Bongaree Ave, 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](http://www.open2view.com.au)