



## Bongaree, 7/12-16 Kangaroo Avenue

Steps Away From Beach

Located only 180 metres away from the beautiful waters and beachfront of Pumicestone, and even closer to local shopping in Bongaree. Enjoy a short stroll to cafes, and Bribie Island Bowls Club from this 2 bedroom townhouse unit.

Situated in a small gated complex, separate private entrance, 2 bedrooms downstairs, one with ensuite & walk in robe & both with own courtyard. Single lock up garage, laundry & second bathroom downstairs. Polished timber stairway leading to open plan living, dining, modern kitchen with s/steel appliances, study nook & powder room. Polished timber floors throughout. Sliding doors opening out onto a balcony, to catch the cool sea breezes. Small complex with low body corp.

Currently tenanted on a lease until the 24th of October 2025 at \$425 per week (Under Current Market Rental Value).

Photos of this property have been edited and staged for privacy reasons of the tenant

2

2

1

**For Sale**  
\$650,000

**View**  
Tue 22nd Jul @ 12:30PM - 1:00PM

**Contact**  
**John Farren-Price**  
0418 887 891  
jfarrenprice@ljhooker.com.au



**Disclaimer:** 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 Bribie Island**  
(07) 3400 1900



## More About this Property

Property ID	WY0HCP
Property Type	Townhouse
Including	Ensuite Study Courtyard Balcony Deck Outdoor Entertaining Secure Parking Fully Fenced

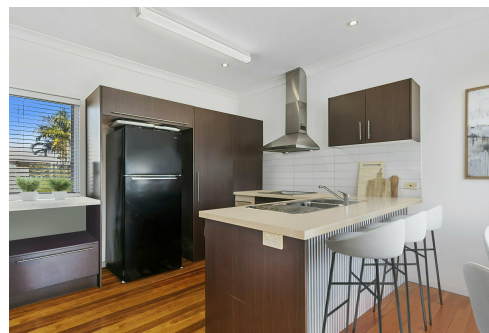
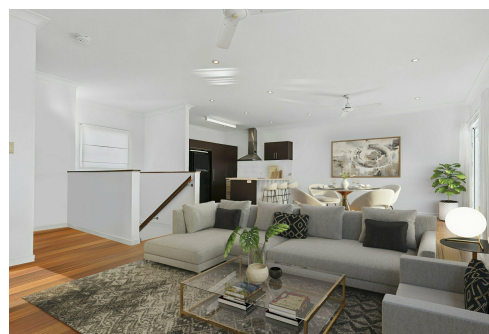
**John Farren-Price 0418 887 891**

Licensed Real Estate Agent | [jfarrenprice@ljhooker.com.au](mailto:jfarrenprice@ljhooker.com.au)

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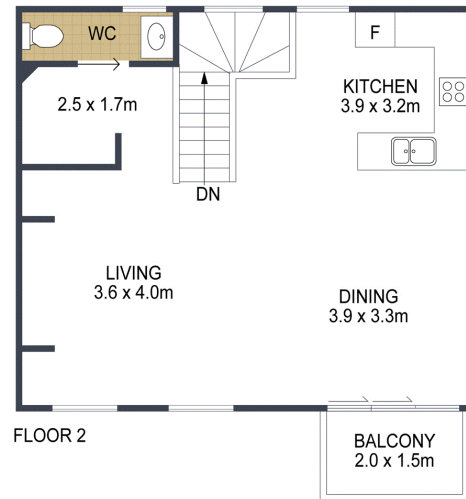
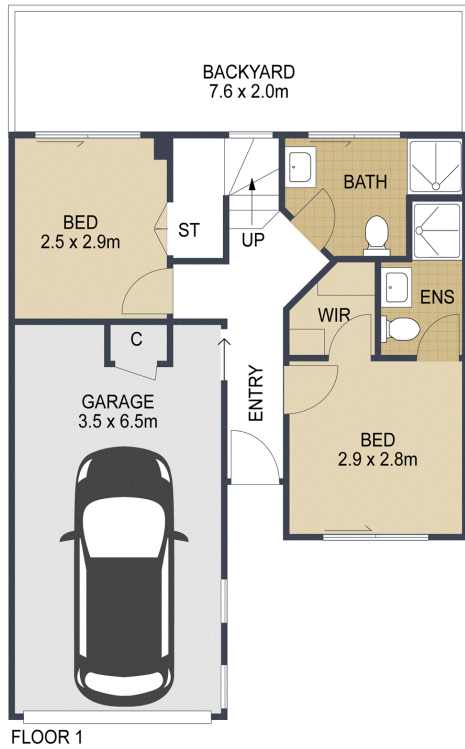
16/19 Benabrow Avenue, BELLARA QLD 4507




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<b>TOTAL:</b>	<b>119m<sup>2</sup></b>

## 7/12 Kangaroo 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](http://www.open2view.com.au)