

7/8 Wattle Ave, Bongaree

## QUALITY, LOCATION, LIFESTYLE

Experience relaxed coastal living in this beautifully appointed townhouse, quietly positioned within a boutique complex just moments from the stunning Pumicestone Passage. Designed with comfort, flexibility and quality in mind, this spacious residence offers an ideal layout for retirees, families, guests or dual living potential. Featuring three generous bedrooms, two bathrooms plus a convenient powder room, the home showcases a thoughtfully designed floorplan with the oversized master suite privately located on the ground floor. Complete with a large walk-in robe and easy access to the main living areas, it offers both comfort and convenience. Upstairs, two additional bedrooms are serviced by a stylish two-way bathroom, with one bedroom also enjoying its own walk-in robe /u8212? creating the perfect setup for extended family living, guests or teenagers seeking their own space. A versatile multi-purpose room further enhances the flexibility of the upper level. Quality finishes are evident throughout, including stone benchtops, 9-foot ceilings, ducted air conditioning and ceiling fans for year-round comfort. The open-plan living flows seamlessly to a private courtyard, while the upper-level rear verandah provides a peaceful retreat to relax and unwind. Complete with a single garage and a premium inclusions package,

3 2 1

### FOR SALE

Offers over \$925,000

### VIEW

Tue 30th Jun @ 9:15AM - 10:00AM

### AGENTS

Gary Houghton  
0402 669 029  
ghoughton.bribieisland@ljhooker.com.au

### 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.

LJ Hooker

this exceptional townhouse combines low-maintenance living with a desirable coastal lifestyle in a quiet, sought-after location. Note; The property is vacated and move in ready. The furniture has been digitally enhanced for your viewing pleasure. Contact Gary Houghton for a private inspection or view at the next scheduled open home. Property features;

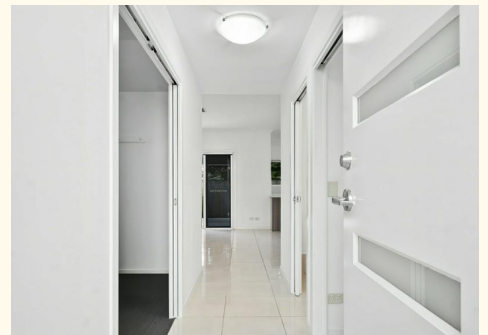
- 3 Bedrooms / main downstairs
- 2 Bathrooms / ensuite
- Walk in robes
- Spacious living areas
- Multi-purpose room
- 9 ft ceilings
- Ducted A/C
- Ceiling fans
- Private courtyard
- Rear patio
- Single garage / remote
- Quiet complex
- Stone bench tops
- Location, Location, Location

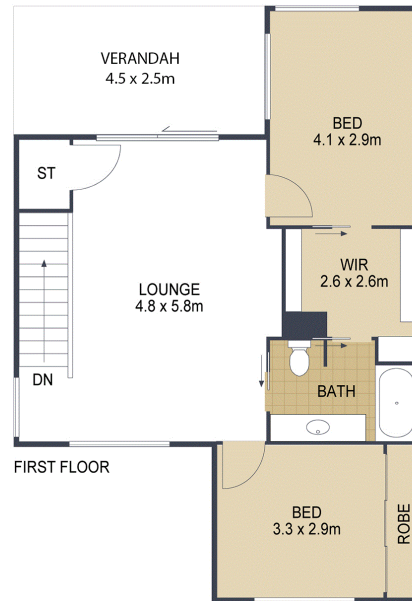
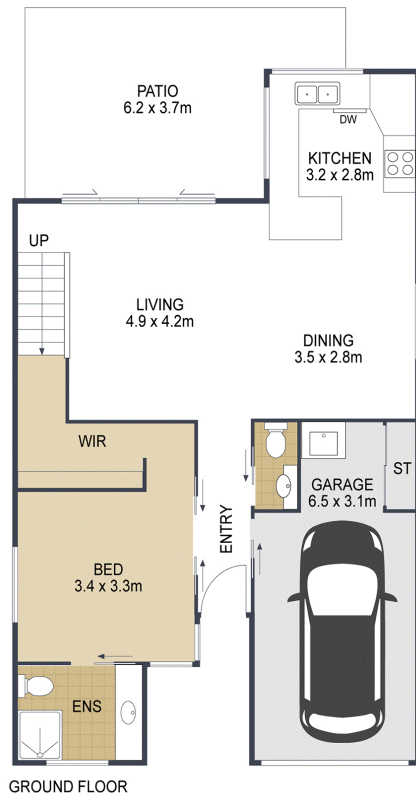
## MORE DETAILS

Property ID	XDSHCP
Property Type	Townhouse
House Size	136 m2
Including	Ducted Cooling Ducted Heating Toilets (3) Courtyard Balcony Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Gary Houghton 0402 669 029**  
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	2
	1
TOTAL: 188m <sup>2</sup>	