



36 Ningi Waters Drive, Ningi

## Your New Home Awaits

Welcome to this modern four-bedroom family home, perfectly positioned on a generous 721sqm flat block in a quiet pocket of Sandstone Point.

This property offers endless possibilities &mdash; there's plenty of room for a swimming pool, or (subject to council approval) the addition of a two-bedroom granny flat, ideal for extended family or as a potential dual-income opportunity.

Fully fenced and offering wide side access, there's ample space to securely park your boat, caravan, or trailer, making it perfect for those who love coastal adventures.

Located just moments from Sandstone Lakes Plaza, and only minutes from the sparkling waters of Pumicestone Passage and beautiful Bribie Island, you'll enjoy the best of relaxed coastal living.

The covered outdoor entertainment area is perfect for weekend barbecues or simply unwinding after a long day while enjoying the peaceful surroundings.

Whether you're searching for your family home or looking to expand your investment portfolio, this property ticks every box. It also comes with a quality tenant in place until February 2026, ensuring an immediate return for investors.

4  2  2 

### FOR SALE

Please Call

### AGENTS

Geoff Martin

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### AGENCY

LJ Hooker Bribie Island

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 **LJ Hooker**

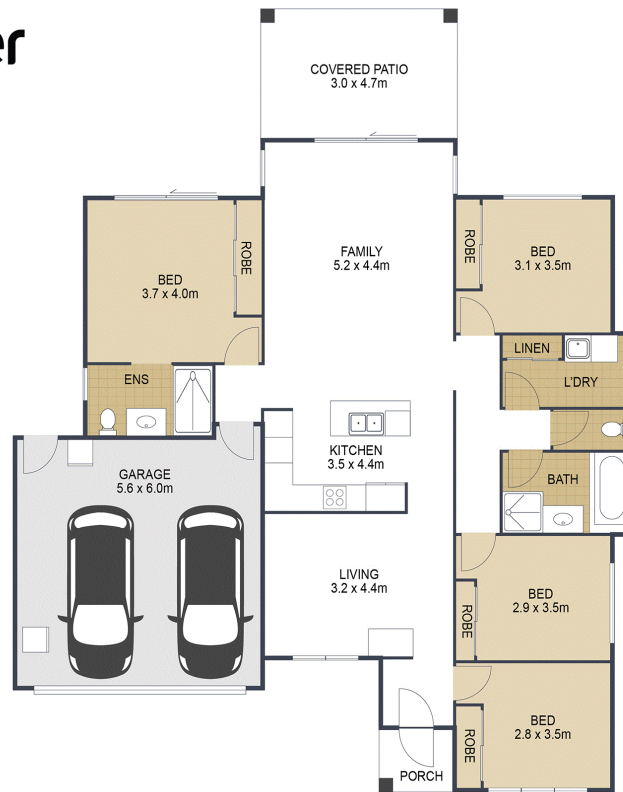
## MORE DETAILS

Property ID X4GHCP  
Property Type House  
Land Area 721 m2  
Including Air Conditioning  
Toilets (2)  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced

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TOTAL: 158m<sup>2</sup>

## 36 Ningi Waters Drive NINGI

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)