









44 Watergum Crescent, Ningi

# Bushland Backdrop, Coastal Convenience & Easy Family Living

Welcome home to 44 Water Gum Crescent, Ningi

4 Bedrooms | 2 Bathrooms | Double Garage | 515m2

Enjoy the best of both worlds with a beautiful bushland backdrop and everything Bribie Island has to offer within easy reach. Positioned just off the island in Ningi, this inviting lowset brick home with a metal roof and solar combines comfortable family living with a relaxed coastal lifestyle.

Set on a manageable 515m2 block, the home places you close to beaches, boat ramps, waterfront dining, shops and everyday conveniences. Whether you enjoy fishing, boating or spending weekends by the water, there is plenty to love about this location, with Brisbane and the Sunshine Coast also within convenient reach.

Inside, a practical four-bedroom layout centres around an open-plan kitchen, living and dining area. Neutral interiors, tiled living spaces and split-system air conditioning provide everyday comfort, while the

4 2 2

**FOR SALE**
$850,000

**VIEW**
By Appointment

**AGENTS**
Zane Farren-Price
0448 209 448
zfarrenprice@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

kitchen features contrasting cabinetry, an island breakfast bar and a walk-in pantry.

Wide sliding doors connect the dining area to a covered alfresco, creating an easy flow for entertaining. Overlooking the backyard and bushland beyond, this is a lovely setting for a morning coffee, weekend barbecue or quiet afternoon at home.

Backing onto bushland is a standout feature, offering a leafy outlook and a welcome sense of space. The backyard provides room for children and pets to play, complemented by an extended concrete patio. Out front, landscaped gardens and your own putting green add personality and appeal.

The master bedroom is positioned at the rear with a walk-in robe and private ensuite. Three additional bedrooms include built-in wardrobes and ceiling fans, serviced by a main bathroom with a separate bath and shower, plus a separate toilet.

Features that you will love:

- Lowset brick home with a metal roof on a 515m2 block
- Solar power
- Bushland backdrop with a beautiful leafy outlook
- Four bedrooms, including a master with walk-in robe and ensuite
- Open-plan living and dining
- Kitchen with breakfast bar and walk-in pantry
- Ceiling fans throughout the bedrooms and living area
- Covered outdoor entertaining area with ceiling fan
- Extended patio and a generous backyard
- Double garage with internal access
- Landscaped frontage with a putting green
- Just off Bribie Island, close to beaches, boat ramps, shopping and dining
- Convenient access to Brisbane and the Sunshine Coast

With its appealing bushland setting, practical layout and proximity to the coast, 44 Water Gum Crescent offers a lifestyle to look forward to.

Please keep an eye out for scheduled inspection times and reach out to Zane Farren-Price for more information.

Zane Farren-Price
LJ Hooker Bribie Island
0448 209 448
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Please note: These images have been digitally staged. The owners' personal belongings and existing furnishings have been digitally removed to protect their privacy, and virtual furniture has been added to help illustrate the property's potential. The images are indicative only and do not represent its current furnishings.

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## MORE DETAILS

| | |
|---|---|
| Property ID | XMEHCP |
| Property Type | House |
| Land Area | 515 m2 |
| Including | Ensuite |
| | Built-in-Robes |
| | Fully Fenced |
| | Solar Panels |











**Zane Farren-Price 0448 209 448**
Sales Agent | zfarrenprice@ljhooker.com.au

**LJ Hooker Bribie Island (07) 3400 1900**
16/19 Benabrow Avenue, BELLARA QLD 4507
bribieisland.ljhooker.com.au | sales.bribieisland@ljhooker.com.au

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## 44 WATER GUM CRESCENT, NINGI

4 2 2

Internal: 159m² I External: 54m² I Total: 213m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

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