

## White Patch, 44 White Patch Esplanade

### Waterfront Esplanade Position-White Patch

Live the Island Dream &ndash; Your Private Paradise Awaits!

#### EXCLUSIVE POSITION

Ever dreamed of owning your own slice of paradise? Picture yourself surrounded by lush national parkland, with the beach just across the road. This exclusive property is a rare gem, offered for sale for the very first time.

Nestled in a peaceful, secluded suburb, this expansive 565 sq.m home sits on half an acre (over 2000m2) of prime land. While it offers complete privacy, you'll enjoy the convenience of being just a stone's throw away from doctors offices, shops, schools, and essential services.

#### COMFORTABLE & VERSATILE LIVING

This home is truly a haven for large families, multigenerational living, or even as an Airbnb



**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.

6

3

5

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/S2QHCP](https://ljhooker.com.au/S2QHCP)

**Contact**  
**John Farren-Price**  
0418 887 891  
[jfarrenprice@ljhooker.com.au](mailto:jfarrenprice@ljhooker.com.au)

**LJ Hooker Bribie Island**  
**(07) 3400 1900**

or holiday rental &ndash; the possibilities are endless! With 6 spacious bedrooms (4 with built-in robes), 3 bathrooms (one newly renovated), and generous living areas, there's plenty of room for everyone. Split-cycle air conditioning and fans throughout ensure year-round comfort, while balconies at both the front and rear offer perfect spots to relax and soak in the views.

Designed with summer in mind, the home is positioned to capture the prevailing breezes, keeping it naturally cool and comfortable. Although more work to do to make it yours, recent updates include a new kitchen, brand-new flooring, a new roof, an updated bathroom, and fresh paint throughout.

#### SHED STORAGE AND SPACE GALORE

For those who love their toys, the 15m x 7m, 3-bay shed in the backyard is an absolute standout. With ample room for vehicles, boats, caravans, and even its own hoist, it's the perfect place to store your gear. The shed also features an office with an attached shower and toilet, offering additional flexibility.

#### SELF-SUFFICIENCY AT ITS BEST

Live sustainably with seven rainwater tanks (48,000L in total) and a filtration system supplying water to the house. Solar panels (6.4K) provide power, while a spear pump waters the gardens. The property also offers taps at both the front and rear, with town water as a backup.

#### ENTERTAINING & OUTDOOR LIFESTYLE

This home is made for entertaining, with a large kitchen and walk-in pantry that will delight any chef. Surrounding the home are three expansive veranda areas, offering plenty of space for alfresco dining or simply unwinding in nature. The half-acre block offers endless opportunities for outdoor activities, while the backyard features a swim spa and infrared sauna for ultimate relaxation.

Take a short stroll to the beautiful Col Fischer Park, or enjoy easy access to the Bribie Island National Park and nearby boat ramps, making this the perfect location for nature lovers and water enthusiasts alike.

Don't miss your chance to secure this exceptional property &ndash; a true slice of paradise!



# More About this Property

Property ID	S2QHCP
Property Type	House
House Size	565 m2
Land Area	2008 m2
Including	Ensuite Air Conditioning Toilets (3) Courtyard Balcony Deck Dishwasher Outdoor Entertaining Workshop Secure Parking Fully Fenced Remote Garage Solar Panels Grey Water System Water Tank

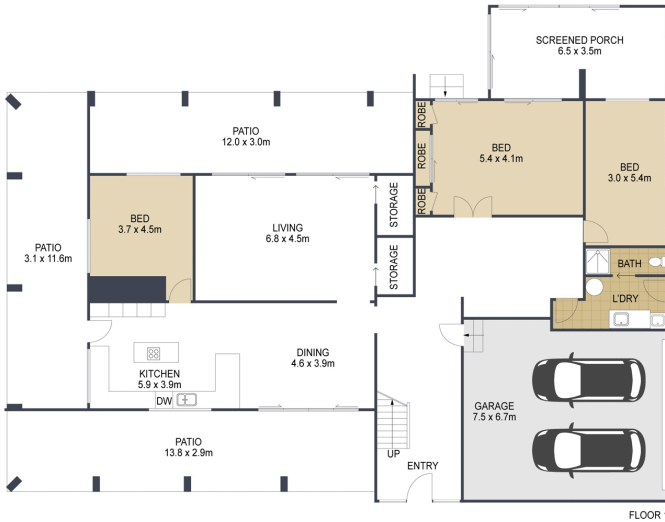
**John Farren-Price 0418 887 891**  
Licensed Real Estate Agent | [jfarrenprice@ljhooker.com.au](mailto:jfarrenprice@ljhooker.com.au)

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

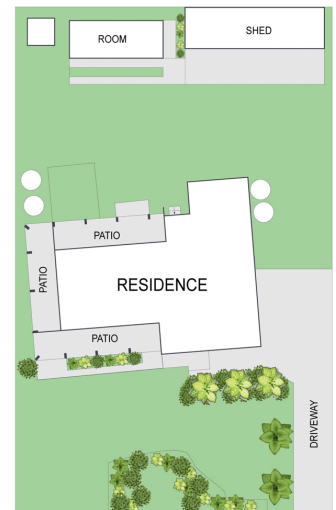
**LJ Hooker Bribie Island**  
**(07) 3400 1900**



FLOOR 1



FLOOR 2



6

3

5

TOTAL: 565m<sup>2</sup>

## 44 White Patch Esp, **WHITE PATCH**

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)

