



76 White Patch Esplanade, White Patch

Rare Half-Acre Waterfront Retreat

Perfectly positioned on a prime corner waterfront block, this exceptional coastal estate delivers space, entertainment, versatility and breathtaking water views in one of Bribie Island's most tightly held locations.

Set on an expansive 2,023sqm block (approximately half an acre), the property makes an unforgettable first impression with its stunning street appeal, beautifully landscaped grounds and grand open entrance that creates a true sense of arrival.

Designed for relaxed coastal living and effortless entertaining, the main residence captures water views from the front living area and offers the perfect blend of modern comfort and timeless character.

Main Residence Features:

4 spacious bedrooms plus dedicated media room

All bedrooms open directly onto the central outdoor entertaining and pool area

2 generous sized modern bathrooms (including luxurious master ensuite)

Stylish modern kitchen with quality finishes, stone bench tops and ample storage, equipped with a 90cm wide gas cooktop and electric oven

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FOR SALE

Offers over \$2,250,000

VIEW

Sat 20th Jun @ 11:30AM - 12:00PM

AGENTS

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AGENCY

LJ Hooker Bribie Island

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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**

Spacious open-plan living with fireplace for cosy evenings
Split-system air conditioning and ceiling fans throughout all bedrooms and living areas
Stunning mineral swimming pool surrounded by private entertaining spaces
Outdoor alfresco with adjustable louvre roof for year-round entertaining

- car carport plus double lock-up garage

Self-Contained Granny Flat:

Private garden

Perfect for extended family, guests, Airbnb/rental potential or dual living. The attached yet completely self-contained residence includes:

2 spacious bedrooms

1 modern bathroom

Fully equipped kitchen and open living area

Covered outdoor patio

Double carport plus single lock-up garage

Storage / Yard

20mt X 30mt which includes the shed container etc.

Additional Features:

Huge 9m x 6m shed ideal for additional vehicles, boats, caravans or workshop space

Well-kept and landscaped front yards

Rare corner waterfront position with incredible lifestyle appeal

Mooring opportunity directly out in front of the property

Large container at the rear of the property

6kw Solar

40kw Battery

10kw Inverter

3000L water tank

Taylex organic septic system

Current Income Status:

\$350/week rent for the Granny flat until September - reviewable after then (could achieve \$450-\$500)

Back half of the yard space rented for use - \$1300/quarter

Container rented for use - \$780/quarter

Offering an extraordinary amount of accommodation, parking and storage, this is a rare opportunity to secure a landmark waterfront property with genuine dual-living flexibility in a highly sought-after Bribie Island location.

A property of this scale, presentation and versatility isn't commonly offered to the market. Inspect to truly appreciate everything this incredible coastal estate has to offer.

MORE DETAILS

Property ID XDDHCP
Property Type House
Land Area 2023 m2
Including Air Conditioning
Toilets (3)
Pool
Courtyard
Balcony
Deck
Outdoor Entertaining
Workshop
Secure Parking
Solar Panels
Grey Water System
Water Tank

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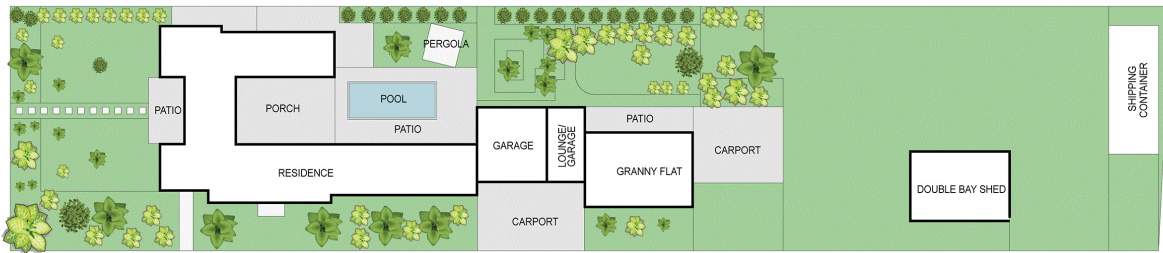
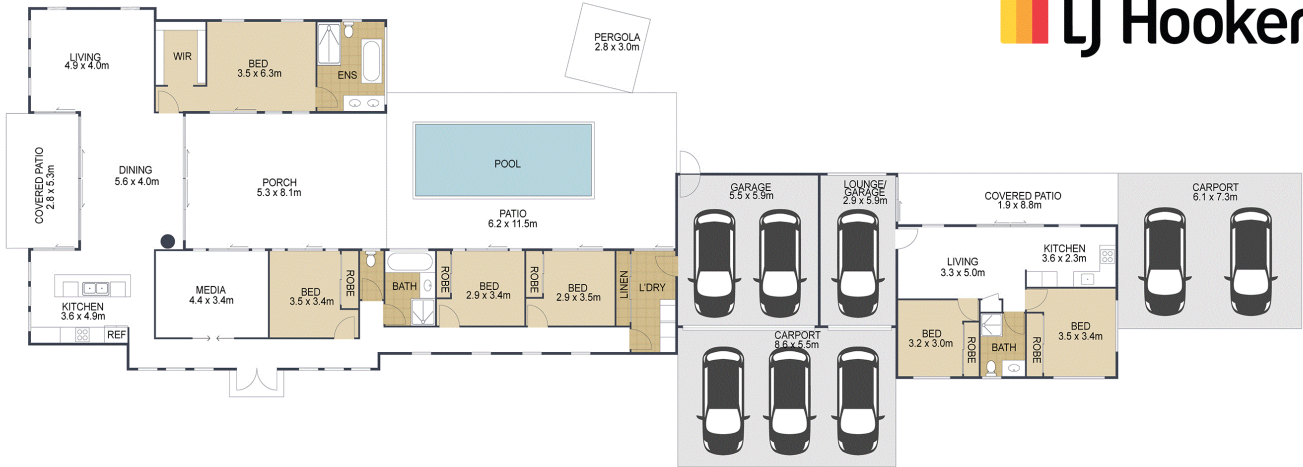
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TOTAL: 540 m²

76 White Patch Espanade **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