



35 Arcadia Avenue, Woorim




Coastal Comfort in the Heart of Woorim ‐ Beachside Living at Its Finest

Perfectly positioned in one of Bribie Island's most tightly held coastal enclaves, this beautifully maintained lowset brick and tile residence delivers the ultimate blend of relaxed seaside living, comfort, and practicality.

Welcome home to 35 Arcadia Avenue, Woorim ‐ a home that perfectly captures the essence of the highly sought-after Bribie Island lifestyle and is ready for its new owners to simply move in and enjoy.

Located on the surf side of Bribie Island in the prestigious beachside suburb of Woorim, this exceptional property places you just moments from the island's only patrolled surf beach, the popular surf lifesaving club, and an array of local cafes, restaurants, shops, parks, and scenic coastal walking tracks. Renowned for its relaxed atmosphere and pristine beaches, Woorim remains one of Bribie Island's most desirable destinations for both homeowners and investors alike.

Set on a generous 546m² allotment and constructed in 1995, the home has been freshly painted throughout and presents

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FOR SALE
Offers Over \$995,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

beautifully with a bright coastal aesthetic. Stylish vinyl plank flooring, tiled living spaces, plantation shutters, security screens, and ceiling fans throughout all combine to create a welcoming and comfortable environment.

Designed for easy living, the home offers three spacious bedrooms, with two featuring air conditioning for year-round comfort, while two additional air conditioners service the main living areas. A large separate lounge/rumpus room provides excellent versatility, creating multiple living zones ideal for families, retirees, or those who enjoy entertaining.

At the heart of the home is the open-plan kitchen, dining, and living area, seamlessly flowing through the rumpus out to the covered outdoor entertaining patio — the perfect setting to unwind after a day at the beach or entertain family and friends all year round.

The renovated main bathroom has been tastefully modernised and includes a toilet, while the home also offers the added convenience of a separate single toilet.

Outside, the property continues to impress with an excellent range of features designed for both lifestyle and functionality, including:

- Large double covered car accommodation
- Drive-through side access
- Spacious rear shed plus additional garden shed
- Established gardens and flower beds for the avid gardener
- Newly installed solar system
- Spear pump for added convenience

Additional inclusions:

- LG dishwasher
- Kelvinator fridge
- Electromaid stove & oven
- Electric hot water and cooking

Immaculately presented and exceptionally maintained, this is a home where all the hard work has already been done — allowing you to simply move straight in, relax, and enjoy the very best of coastal living.

Whether you are searching for a permanent coastal residence, a relaxing holiday escape, or a quality investment opportunity in one of Bribie Island's premier beachside locations, this outstanding property represents an exceptional opportunity to secure a slice of paradise in beautiful Woorim.

For further information or to arrange your private inspection, contact:

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Disclaimer: We have, in preparing this information, used our best endeavours to ensure that the information contained herein is true and accurate. However, "furniture" changes and enhancements have been made to the photos to better showcase the true potential of rooms and spaces in the home and/or to respect the tenant's privacy. We accept no responsibility for any errors, omissions or inaccuracies, and it's important that any prospective purchasers make their own

enquiry and view the property at hand to verify all information and details attached to the property.

MORE DETAILS

Property ID	XE2HCP
Property Type	House
House Size	104 m2
Land Area	546 m2
Including	Toilets (2)

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