

3/85 Sylvan Beach Esp, Bellara, QLD 4507

\$820,000 +

Townhouse 3 1 1 1



## Waterfront townhouse on the Beautiful Bribie Island.

Step into a world where waterfront charm meets coastal convenience. Morning coffee in hand, the gentle lapping of water at your feet, and the golden glow of the Bribie Island sunrise over the Pumicestone Passage. This is not just a location \u8211? it\u8217?s a lifestyle. Nestled in the heart of Bellara, this waterfront address offers peace, convenience, and endless coastal charm all in one.

**Open for Inspection**  
Sat, 13 Dec 2025 - 11:00 AM to 11:45 AM

I would like to welcome you home to 3/85 Sylvan Beach Esp, Bellara on the beautiful Bribie Island.

### Why you'll love it:

Imagine mornings spent soaking in the serenity of the Pumicestone Passage, afternoons wandering to nearby cafes, and evenings enjoying the gentle glow of sunset over the water \u8211? all just steps from your door.

Everything you need is within easy reach. A short stroll takes you to the Sylvan Beach Marina, the hub of boating and waterside activity, or the Bribie Island Hotel, perfect for casual dining, weekend gatherings, or a relaxing drink with friends. Local shops, essential services, and charming cafes are all nearby, making everyday living effortless while still feeling like a getaway.

### Property attributes:

- 3 bedrooms
- 1 bathrooms
- 2 toilets
- Single lock up garage with motorised roller door
- Double brick build
- Waterfront

### Lower level:

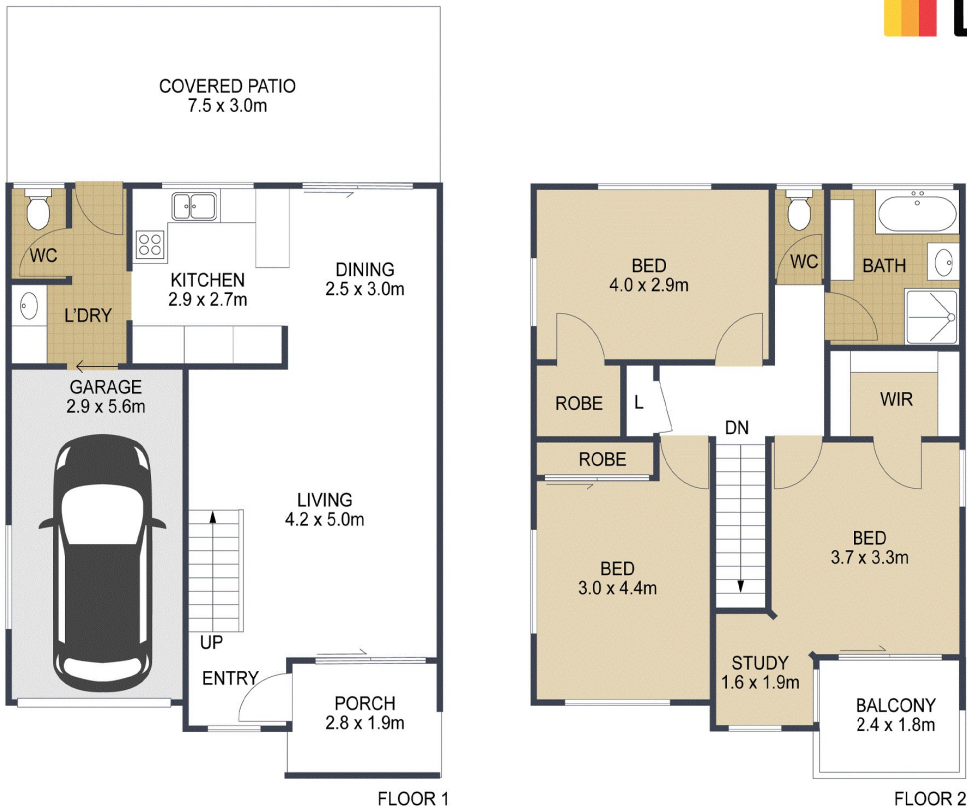
- Front porch
- Tiled and plank flooring throughout
- Living room - aircon, ceiling fan
- Dining - leads to rear patio/courtyard

### Listed By

Sarah Falzon  
Phone: (07) 3400 1900  
Mobile: 0437 743 231



Floorplan



	3
	1
	1
TOTAL:	172m <sup>2</sup>

3/85 Sylvan Beach Esp, **BELLARA**

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)