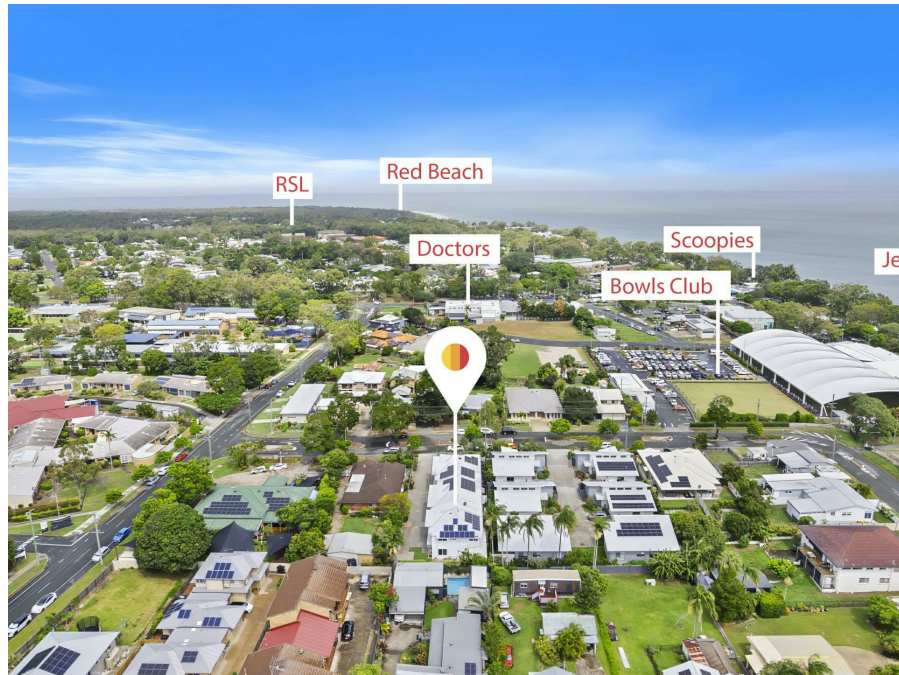


5/9 Third Ave, Bongaree, QLD 4507

Offers over \$920,000

Townhouse 3 2 1



## Coastal Convenience Meets Everyday Luxury — 2 Minutes

Perfectly positioned in the heart of Bongaree, this property is all about lifestyle, location, and effortless living.

**Open for Inspection**

I would like to welcome you home to 5/9 Third Ave, Bongaree on the beautiful Bribie Island.

By Appointment.

Why you'll love it:

Step outside and everything Bribie has to offer is quite literally at your doorstep. The local Bowls Club, a vibrant mix of cafes, restaurants, and boutique shops are all just a short stroll away, along with essential services for absolute day-to-day ease.

And then there's the highlight — the breathtaking waterfront of the Pumicestone Passage, just a 2-minute walk from your front door. Morning walks, sunset drinks, and that unbeatable coastal lifestyle become part of your everyday routine.

Property features - Solar System, Color bond roof

Downstairs: Tiled throughout

\* Separate air-conditioned living room w ceiling fan and plantation shutters

\* Open plan kitchen and dining - 2 x access to patio via sliding doors

\* Dining room - designer lights, ceiling fan

\* Kitchen - Tiled, great bench space and storage, breakfast bar, Electric stove top and oven, mini walk in pantry, skylight, overlooking patio, designer hanging lights

\* Single lock up garage - Motorised roller door, access to under stairs storage

\* Internal laundry - Basin, storage cupboards

\* Powder room - Tiled

\* Large covered private courtyard - Paved, ceiling fan, power points, garden shed, fully fenced

Upstairs: carpet, skylight

\* Spacious Main bedroom - Carpet, LED downlights, Plantation shutters, air-conditioning, ceiling fan, walk in robe, Study/nursery - Carpet, plantation shutters, Ensuite - Tiled, vanity, shower w waterfall shower head plus extendable shower head, and adjoining office

\* Bedrooms two - Carpet, Built in robes, plantation shutters, ceiling fan

\* Bathroom three - Carpet, Built in robes, plantation shutters, ceiling fan

### Listed By

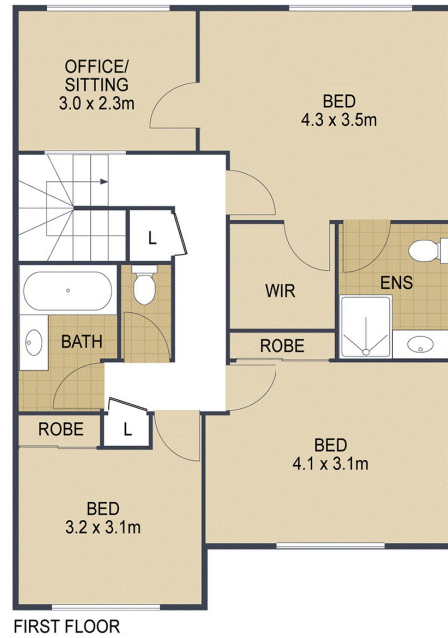
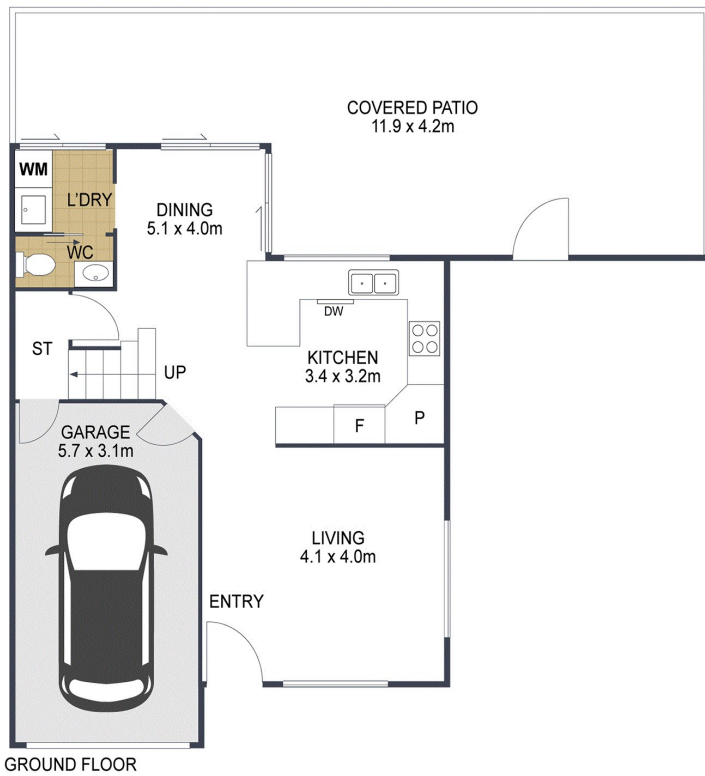
Sarah Falzon

Phone: (07) 3400 1900

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Floorplan



5/9 Third Avenue, **BONGAREE**

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)