

**1/17 Cotterill Avenue, Bongaree, Qld 4507**



**Sold Unit**

Thursday, 22 February 2024

1/17 Cotterill Avenue, Bongaree, Qld 4507

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 97 m2**

**Type: Unit**



Shontelle Cross

## Contact agent

Introducing 1/17 Cotterill Avenue, a stunning example of modern townhouse living nestled in the heart of the vibrant Bongaree community. Built in 2007, this well-maintained two-bedroom residence offers an unparalleled blend of functionality in a strategic location, making it an attractive proposition for both discerning homeowners and astute investors. With its contemporary design, open-plan living spaces, and proximity to the idyllic waterfront, this property perfectly encapsulates the laid-back yet sophisticated lifestyle of Bongaree. As part of a boutique complex of just five units, it promises a private living experience with the added benefit of strong rental potential, currently achieving \$470 per week. Whether you're drawn to the allure of coastal living or seeking a lucrative investment opportunity, 1/17 Cotterill Avenue stands as a testament to quality and convenience in one of Bongaree's most sought-after locales.

**Key Features:-** Spacious 2-bedroom layout, each equipped with ceiling fans and built-in wardrobes, ensuring a comfortable and practical living space. Water glimpses from front bedroom.- A modern kitchen serves as the heart of the home, featuring ample storage and a design that caters to both form and function.- Open-plan living and dining area, complete with fans, offers a seamless flow and a welcoming atmosphere for entertaining or relaxation.- Enjoy the privacy of a covered courtyard, an ideal spot for entertaining or enjoying a quiet cuppa and a good book.- A contemporary bathroom with a shower on the upper level and an additional powder room downstairs cater to both guests and residents.- Elegant timber stairs add a touch of warmth to the interior design.- Internal laundry facilities enhance the home's practicality, ensuring all aspects of daily living are catered for with ease.- Remote-controlled lock-up garage with direct internal access adds a layer of convenience and security.

**Lifestyle Benefits:** Situated just 200m from the picturesque waterfront, this townhouse encourages an active and leisurely lifestyle, whether it's morning jogs or sunset strolls. A mere 400m walk to the local cafe and IGA, ensuring your daily needs and little luxuries are always within easy reach. The Bongaree Bowls Club, located 600m away, offers social and recreational activities, fostering a sense of community. Being part of a small complex of only 5 units, residents enjoy a sense of privacy and exclusivity, rare in such a sought-after location. Whether you're seeking a comfortable and stylish place to call home or a solid investment in a sought-after location, this property meets all criteria. Homeowners will love the ease of access to local amenities and the vibrant Bongaree lifestyle, while investors will appreciate the property's strong rental yield and appeal to prospective tenants. Embrace the opportunity to live or invest in one of Bongaree's most desirable locations, where the beach, cafes, and community are all part of your everyday life.