

**13 Marlin Court, Banksia Beach, Qld 4507**

**House For Sale**

Wednesday, 20 March 2024



13 Marlin Court, Banksia Beach, Qld 4507

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 800 m2**

**Type: House**



David Wereszczuk



Aisha Waver  
0409255255

## FOR SALE

Seeking the Quintessential Bribie Island Lifestyle? Look no further than 13 Marlin Court, Banksia Beach, where you can embrace the idyllic island lifestyle with the added comfort of modern luxuries. Situated on Bribie Island, the world's fourth-largest sand island, this property offers the perfect blend of convenience and island serenity. Just an hour north of Brisbane International Airport, an hour from Brisbane's CBD, and an hour south of the Sunshine Coast, Bribie Island boasts a relaxed atmosphere often compared to a permanent vacation.

**13 Marlin Court: Epitomizing Island Luxury** This meticulously renovated residence embodies the essence of island living, combining stunning aesthetics with exceptional functionality. Stepping inside, you'll immediately appreciate the meticulous attention to detail and the pride of ownership evident in every corner.

**Unparalleled Entertaining Haven** The heart of the home revolves around the centrally located kitchen, featuring top-of-the-line features: crisp white cabinetry, waterfall stone benchtops, and stainless-steel appliances. This gourmet haven caters seamlessly to both formal and informal dining, offering ample benchtop and cupboard space for culinary creations. Adjoining this space is a magnificent sunroom/outdoor living area, perfect for year-round enjoyment. Imagine spending countless hours in this light-filled haven, equipped with its own built-in kitchen and under-bench bar fridge. Flowing seamlessly from the sunroom is a spacious lounge area that invites relaxation. For even grander entertaining, an expansive undercover entertaining area provides breathtaking views of the canal and pool, creating an idyllic backdrop for gatherings.

**Luxurious Accommodation & Comfort** The four generously sized bedrooms offer built-in robes for convenient storage, ensuring a haven for rest and rejuvenation. The master suite boasts a walk-in robe and a stylishly updated ensuite, providing a private sanctuary. The thoughtfully designed layout positions the fourth bedroom as the ultimate guest retreat, offering a secluded space with an adjacent bathroom. Bedrooms two and three share another beautifully updated bathroom, ensuring comfort for all residents.

**Unbeatable Lifestyle Enhancements** Beyond the stunning interiors, 13 Marlin Court offers additional features designed to elevate your lifestyle. Solar power ensures energy efficiency, while a separate workshop at the back of the garage provides a dedicated space for hobbies or projects. Take a refreshing dip in the sparkling salt-chlorinated pool, or enjoy leisurely afternoons on the private pontoon with convenient power and water access.

**Experience Bribie Island Bliss** For a chance to experience this exceptional property and embrace the Bribie Island lifestyle, contact David and Aisha on 0409 255 255 to schedule a private appointment or for further information.

**Disclaimer:** Whilst every effort has been made to ensure the accuracy of the information herein, no warranty is given by the agent, agency or vendor as to their accuracy. Interested parties should not rely on this information as representations of fact but must instead satisfy themselves by inspection or otherwise. Areas, amounts, measurements, distances and all other numerical information is approximate only.