

**21/52 Bestman Avenue, Bongaree, Qld 4507**



**Apartment For Sale**

Monday, 4 March 2024

21/52 Bestman Avenue, Bongaree, Qld 4507

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Robyn Szabo

## Offers Over \$729,000

WELCOME to Unit 21 at 52 Bestman Ave. It's simply not possible to walk into this unit, and not feel the day to day pressures just fall off you! I could have stayed there all day. The balcony was calling out to me and telling me I had nothing to do and that I could just sit back, with a cold bubbly, relax and look out over the coastline while I let my troubles just wash away. The lifestyle on Bribie Island has a sense of relaxation about it. While you are still close enough to Brisbane and the Sunshine Coast, it's as if you can just switch off as you cross over that bridge. While this property is reluctantly hitting the market, you can benefit from it, and there are a couple of different ways that you can. 1. ☑ Your New Home! This property is vacant. You could move in straight away upon settlement. So, what would you be moving in to? Well as you come through from your private, secure car space, you go straight up the lift to your unit. I love how when you open the door it is still private, it doesn't open up onto the living areas as most units do, it opens up to a foyer area – maintaining your privacy. You then go through to the living area, passing multiple storage opportunities – another thing very few units have. The living space is completely open and flows from the kitchen all the way through to the MASSIVE undercover balcony with views across to the coastline. Everything is modern, in new condition and in neutral colours. The open plan allows you to design the layout to suit you personally, but it also allows the sliding doors to be opened to allow the cool breeze from the ocean to come across during those summer days – or close them and put on either of the split system airconditioners. There are 3 spacious bedrooms, the master with a MASSIVE walk through robe that then leads through to its private ensuite with a double sized shower. The other 2 bedrooms are queen sized as well - plenty of room for visitors or family or to use the 3rd bedroom as a work from home space, where you can close the door and not worry about it until you have to start work again. The kitchen is the perfect size for a unit. It has plenty of bench space, room for a good sized fridge/freezer and, as with the rest of the living space, is open and flows on through to the dining and lounge area. When you look at the layout on the floor plan you will see that every space has been designed to get the best use for the occupier. Even to the degree where the laundry is tucked away. I always find it annoying in a unit when so much space is taken for a laundry – I would much prefer that space be used for storage, or to make a bathroom bigger. We go into a laundry to wash clothes, not to socialize, it's such a waste to have a room in a unit just to wash clothes – anyway, I digress. However, by utilizing this space better the designers were able to make it a 3 bedroom, 2 bathroom unit with major amounts of storage. Now, I did say there were a couple of possibilities here. 2. ☑ As a fully furnished unit for private rental or Air BNB. Yes, while the furniture is not automatically included in the sale, the owners are willing to negotiate the inclusion of the furniture. With the right agent, you could literally have the unit producing income for you the day the property settles. You're welcome to ask me how I can make this happen for you. I've done this many times for investors - no downtime while your trying to get a quality tenant or holiday let - this can all be sorted WHILE the property is in the settlement process. The only question now, is how you can inspect the property, and how quickly you can do it before, like most great properties, they are gone too soon. Please send through an enquiry to let me know how we can help you moving forward.