

274/9 Dux Drive, Bongaree, Qld 4507



Retirement Living For Sale

Thursday, 13 June 2024

274/9 Dux Drive, Bongaree, Qld 4507

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 197 m2

**Type: Retirement
Living**



Michelle Rochow

0402002245

\$755,000

Welcome to Villa 274 at GemLife Bribie Island! Discover your dream home in paradise with this spacious and stunning 2-bedroom 2-bathroom with study alcove and double garage sanctuary! Step into luxury as you enter the spacious open-plan living area, flooded with natural light and perfect for entertaining or unwinding after a long day. The gourmet kitchen boasts top-of-the-line Smeg appliances, elegant 40mm stone benchtops with waterfall sides, all white laminate cabinetry and soft close drawers. Escape to the main bedroom retreat, featuring a separate spacious walk in robe, ensuite, with direct access to the alfresco area with electric privacy blinds, your own private oasis. Work from home with ease in the dedicated study alcove, tucked away off the dining room for maximum productivity and convenience. With a double garage and storage area, practicality meets luxury, ensuring ample space for all your needs. Impeccable design and attention to detail create an ambiance of sophistication and tranquillity throughout, making every day feel like a vacation! Located in a quiet street within close proximity to the Country Club and Facilities in GemLife Bribie Island's stage 4, this villa exceeds expectations and offers a vibrant community atmosphere you'll love being a part of. Whether you're seeking retirement bliss or modern luxury living, Villa 274 is the epitome of fine living, don't miss out on your chance to call it home!

Property features:

- Kitchen: Gallery style with, Smeg appliances, and 40mm stone benchtops, soft close drawers and instant boiling water tap, pre-plumbed for fridge, pendant lights and LED Strip Lighting, all white laminate cabinetry.
- Main Bedroom: Large bedroom with ceiling fan, spacious ensuite tiled floor to ceiling, double hand basins and large frameless shower and a generous sized separate walk in robe.
- Bedroom 2: Built-in robe, ceiling fan.
- Main Bathroom: Tiled floor to ceiling, conveniently located next to bedroom 2, perfect for guests.
- Study Alcove: Built-in desk and overhead cupboards and filing drawer with LED strip lighting
- Laundry: Large internal with linen cupboard and plenty of storage.
- Garage: Double with epoxy flooring and built in storage cupboard.
- Outdoor Living: Large undercover North East facing alfresco with ceiling fan and privacy blinds, low maintenance yard with artificial turf to the rear.
- Ceilings: 9 ft throughout with square set ceilings.
- Comfort Features: Ducted air-conditioning, ceiling fans throughout, plantation shutters and sheer curtains and quality hybrid flooring.
- Energy Efficiency: 3kw solar panels.
- Security: Screens to all windows and doors, intercom system, security system.
- Fully Fenced: Pet-friendly and fully fenced. And lots lots more....

Call Michelle Rochow on 0402 002 245 today to schedule a private viewing and start your journey to luxurious living in paradise.

About the Resort: GemLife Bribie Island is an incredible location for those who want to enjoy a relaxed coastal lifestyle and Queensland's beautiful weather. Located on Moreton Bay's only road-accessible island, and surrounded by national parkland, GemLife Bribie Island's idyllic setting is the perfect place to relax or engage - the choice is yours. With fantastic, premium facilities at its award-winning lakeside country club and a thriving local community nearby, GemLife Bribie Island is your place in the sunshine. Get involved as much or as little in areas of your interest and there are so many free activities such as :Social walking groups, mahjong in the games room, model boats on the lake, line dancing and dance groups, Monday movie night, gem life pontoon boat tours on the Bribie waterways, to name just a few. Other main facilities are also listed below:

Facilities include: Gymnasium Sauna Heated indoor pool and spa Outdoor Pool Hairdressing salon and beauty parlour Golf simulator Ten-pin bowling alley Floodlit and covered bowling green Bocci court Pickleball court Cinema Library BBQ pontoon boat Art and craft studio Resident workshop Music room Boardroom Games and entertainment room Gated entry with number plate recognition Grand Ballroom Commercial-grade kitchen Resort bus Resort buggy Dog off leash area Community garden No entry or Exit fees, rates or stamp duty. There are no additional costs for moving in or out (exit fees or deferred management fees) of GemLife.

Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.