

**4/9 Third Avenue, Bongaree, Qld 4507**

**BRIDGEBURY**

**House For Sale**

Thursday, 13 June 2024

4/9 Third Avenue, Bongaree, Qld 4507

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Richard Waugh  
0452594274

## Offers In Excess Of \$689,000

Richard Waugh and Bridgebury Real Estate are delighted to present 4/9 Third Avenue, Bongaree. Situated in one of Bribie Island's most coveted neighbourhoods, this outstanding property offers a desirable lifestyle just moments from local amenities, schools, pristine beaches, and the lively community that epitomizes Bribie Island living. This spacious residence features three generously sized bedrooms, two bathrooms, and a single garage, all meticulously designed to meet contemporary living standards. Upon entering, you're welcomed by an open and airy living space. The living room is equipped with ceiling fans and a split-system air conditioner for year-round comfort. The well-appointed kitchen, with abundant storage rarely found in a three-bedroom townhouse, is just around the corner. Additionally, the ground floor includes a dedicated dining area that opens to a private courtyard, internal access from the single garage for added convenience, a separate internal laundry with external access, and a downstairs powder room. Upstairs, the expansive Master Bedroom awaits, complete with a walk-in robe, ensuite, and private balcony. Comfort is assured with a split-system air conditioner and ceiling fans. Bedrooms 2 and 3 are also larger than average, featuring built-in robes and ceiling fans. The main bathroom includes a shower over bath with spa jets, a vanity with ample storage, and a separate powder room. Futureproofed with the additions of hand rails and supports throughout the property ensures accessibility remains a priority. Set in a small complex of just five townhomes, predominantly owner-occupied, 4/9 Third Avenue is ideally located close to public transport, shops, Bribie Island Library, schools, Bribie Island Bowls Club, beaches, and the foreshore. And don't miss the nearby Kenilworth Bakery Donuts, a local and my personal favourite! \*\*\* What The Owner Says \*\*\* When it comes to Location, Accessibility and Size on Bribie Island its hard to find something that comes close. We hope that the new owners enjoy everything that Bribie Island has to offer. Just like the donuts, this spacious townhouse is expected to sell quickly. Don't wait - contact us today to register your interest and schedule a viewing. \*Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, Bridgebury Real Estate will not be held liable for any errors in typing or information. All interested parties should rely upon their own enquiries in order to determine whether or not this information is in fact accurate. \*\*Photography has been digitally edited to protect occupants privacy