

# Duplex 1/30 Hoya Cres, Bongaree, Qld 4507



## Sold House

Friday, 29 March 2024

Duplex 1/30 Hoya Cres, Bongaree, Qld 4507

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Sally Grant

0425559832

## Contact agent

Welcome to your spacious single level waterfront home in popular Bongaree! This is something you won't find often - a stunning duplex anchored on a calm (lock-gated) canal frontage with a fabulous floor plan, pontoon and secure parking for the caravan! Enhancing this waterfront lifestyle is the mix of indoor/outdoor living spaces on offer where the relaxing interior living space meets a truly fabulous enclosed outdoor entertaining area. These are living zones that you will use all year round and never want to leave. With no Body Corp to fuss with, just shared annual building insurance with Duplex 2, this is an easy living waterfront property that packs some great features. Take a look:

- Solid brick, single level home in sought-after Bongaree location
- Good sized water frontage with pontoon ready for the boat
- Air-conditioning to every indoor living/bedroom space
- Air-conditioned Main bedroom with built in robes, ceiling fans and ensuite
- 2 other bedrooms with air-conditioning, built-in robes and ceiling fans
- Beautiful open plan living area - carpeted lounge room with water views, dining area and kitchen
- Kitchen with stone benchtop, soft close cabinetry, good cupboard space, gas cooking and dishwasher
- Large walk in pantry to kitchen
- Ensuite and main bathroom recently renovated with showers designed for disability access
- Powder room off the main bathroom and separate toilet
- Abundant storage throughout the home including a walk in linen cupboard
- Single remote controlled garage plus parking for van/boat or extra vehicle
- Pontoon with power, lighting and water connected
- Fantastic fishing deck ready for you to cast your line
- Near new 3kw Solar Panels with 20-year warranty
- DC remote controlled fans in all rooms
- LED lights
- Smoke alarms with remote control
- Huge ceiling storage space via attic ladder
- Beautiful private and wide outdoor courtyard area with BBQ zone
- 12-volt lighting system operated from a separate solar and battery system that includes garden pathway lights, BBQ lights and canal wall feature lighting
- Optimal 6 metre flag pole with lighting
- 12 volt extraction fan in roof cavity for perfect temperature all year round, thermostatically controlled (equivalent to having 5 whirly birds)
- Fully insulated throughout, including garage
- 45m<sup>2</sup> (approx) outdoor entertainment room enclosed with full glazing making this a most liveable area 365 days a year
- Water tank with electric pump
- Side gardens with irrigation
- Double 15 AMP external power point
- Aluminium front fence with remote controlled gates
- All windows and doors powdered coated and fully welded with Prowler Proof screening for additional security
- Termite barrier protection in place and up-to-date

Established low maintenance gardens add to the ambiance, a garden shed, a secure place to house the caravan, plus the added bonus of a workshop area in the garage, the list goes on. Being on a lock-gated canal system means no passers-by and you'll enjoy the quiet calm waters for kayaking, paddle boarding or even catching dinner off your own fishing deck. Positioned within easy proximity to shops, cafes, great schools and public transport, you're also just a 7 minute drive from the patrolled Woorim Surf Beach and just as close by boat to the open waters of the Pumicestone Passage. This incredible waterfront home is sure to capture your heart. See this one soon! With motivated vendors, don't delay - arrange your inspection today by contacting the Agent, Sally Grant on 0425 559 832. Property Code: 219