

**1/40 Melrose Avenue, Bellara, Qld 4507**



**Unit For Sale**

Sunday, 23 June 2024

1/40 Melrose Avenue, Bellara, Qld 4507

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Julie Walton  
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Sheri Binzer  
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## Offers over \$549,000

Here is your chance to live on Bribie Island with this secluded and spacious 3-bedroom townhouse. Located in sort after area, minutes' walk to waterfront and parklands, shopping centre and public transport. This small complex of townhouses is private with low body corporate and are pet friendly. Comfortable all year round with ducted reverse cycle air-conditioning with fans in all the bedrooms. Beautiful mature gardens encompass the home with tall private timber fence. Features you will love:- North-East Facing Townhouse- Separate laundry downstairs - Garage electric door for secure parking, - Kitchen with servery bench- Ample storage throughout the home- Ceiling fans in all 3 bedrooms- Carpet upstairs in good condition- Fans downstairs in living and separate dining room- Bedroom 2 has a walk-in robe with lovely morning sunlight- Bathroom boasts shower with bath - Separate toilet upstairs + another downstairs- King size master bedroom with 3 built in robes - Bed 3 (western) glazed glass built in robes- Lounge with bay window with views of garden and front courtyard- Security screens on all the doors and windows- Front patio (north/easterly) beautiful sunlight mornings- Two covered courtyards with outdoor wrap around brick paving- Easy care garden with irrigation system and small garden shed. Genuine vendor invites all offers. Contact Agents: Sheri Binzer 0412 666 779 Julie Walton 0438 726 290