

**Unit 1/7 Coolgarra Ave, Bongaree, Qld 4507**



**Villa For Sale**

Saturday, 6 April 2024

Unit 1/7 Coolgarra Ave, Bongaree, Qld 4507

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**



Sally Grant

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## INVITING OFFERS ABOVE \$525,000

Situated in the secure gated highly-sought after Island Court Villa complex, this neat and tidy lowset will provide a very easy lifestyle of comfort and convenience for its next owner. Island Court Villas offer a pool and BBQ area and also afford its owners very low Body Corp fees in what is an extremely well-managed and friendly complex of just 33 beautifully kept Villas. Key Features of Villa 1: - Good sized lounge and dining area leading to alfresco area - Kitchen with double sink, overhead cupboards and electric appliances - Air-Conditioning & Ceiling Fans - Two great sized bedrooms with built-in-wardrobes - Master bedroom ensuited to main bathroom - Bathroom with bath and separate shower plus separate toilet - Double remote controlled garaging with internal access and door to rear patio - Private rear courtyard with pergola - Large garden locker - Solar panels - Security Screens - External power points - Near new hot water system Complex Features: - No age restrictions, safe gated community - Pet friendly complex (subject to Body Corporate approval) - Inground swimming pool with gazebo and BBQ area - Body Corporate maintains the landscaped gardens and undertakes annual pest inspections of villas and entire complex Walk to Bribie's main shopping centre (Woolworths, Target, Variety Shops, Chemist, Medical and more) in just a few short minutes. Public transport via the main Island Transport Hub is also readily accessible. Benefit from the new Bribie Island Satellite Hospital to be opened soon. Best of all, you'll enjoy low Body Corp fees at around \$44 per week! Bring along your beloved pets and enjoy entertaining in the pool area when family and friends visit. Astute investors can also expect a healthy rental return of around \$460-\$470 per week to add to your portfolio. They don't last long here so get in quick by contacting Sally Grant on 0425 559 832 to arrange your private inspection. Property Code: 221