

**Villa 32/7 Coolgarra Ave, Bongaree, Qld 4507**



**Villa For Sale**

Saturday, 18 November 2023

Villa 32/7 Coolgarra Ave, Bongaree, Qld 4507

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Sally Grant

## Offers Over \$465,000

PLEASE NOTE: Interior images will be uploaded by 21 November. Your early enquiry is welcome. This neat low set 2 bedroom villa combines convenience with practical low-maintenance living. An ideally positioned home boasting an air-conditioned open-plan interior and featuring a lounge and dining area alongside a well-equipped kitchen with two good sized bedrooms. Both bedrooms have built in robes and the master bedroom is ensuited to the main bathroom and the second bedroom is airconditioned. Recently updated with improved touches such as new LED lighting and an additional garden locker, this property is ready to be lived in and enjoyed. A generous covered private alfresco area is the perfect place to sit and capture gentle afternoon breezes. Nestled in a peaceful, immaculately maintained gated complex, complete with an onsite pool and visitor car parking spaces, this low set villa promotes a leisurely lifestyle. Its classic, solid brick facade is complemented by beautifully manicured gardens throughout the complex, creating a welcoming atmosphere. The villa also offers single remote garaging for safe car parking.

**PROPERTY FEATURES** - Air-conditioning and ceiling fans - Fully fenced private courtyard - Two garden lockers (one near new) - Kitchen with electric stove and oven, pantry and plenty of bench space - Master bedroom serviced by large two way bathroom - Bathroom includes separate bath, shower, large vanity with good storage and a separate toilet room - Remote-controlled single lockup garage with internal access - Large Linen Cupboard - LED lighting

**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

Bring along your beloved pets and enjoy entertaining in the pool area when family and friends visit. Walk to Bribie's main shopping centre (Woolworths, Target, Variety Shops, Chemist, Medical and more) in just a few short minutes. Public transport 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 \$40 per week! Astute investors can also expect a healthy rental return and add this lovely low set villa to your portfolio. Call Sally Grant today on 0425 559 832 to arrange your private inspection. Property Code: 198