



**firstnational**  
REAL ESTATE  
Bribie Island

Brett & Debbie Boettcher  
Brett 0409 070 402 - Debbie 0401 039 321  
71 Welsby Parade, Bongaree Qld 4507  
(07) 3408 1006 (Option 2)  
brett@bribieislandrealestate.com.au  
www.bribieislandrealestate.com.au



# 11 FIRST AVENUE, WOORIM QLD 4507 and 13 FIRST AVENUE, WOORIM QLD 4507



## “PRIME DEVELOPMENT SITE” Combined 1,206sqm



## BRIBIE ISLAND

Welcome to a sub-tropical paradise! Bribie Island is the fourth largest sand Island in the world only 45 minutes' drive to Brisbane and the domestic & international airports. The only South East Queensland Island connected to the mainland by bridge. It is unquestionably the jewel of the Moreton Bay Region.

The Island itself is divided into several suburbs namely Woorim, Bongaree, Bellara and Banksia Beach each with its own established and unique character and charm.

Once you arrive, you are immediately transported on to "Bribie Time" reminiscent of the happy childhood memories of family holidays spent at the beach. This is a relaxed lifestyle location and is surrounded on all sides by white sandy beaches, generous foreshore parklands and walkways/cycle paths. Bribie is nestled between the protected marine park of Moreton Bay on the west coast and yet is only 10 minutes to the Pacific Ocean on the east coast.

The Island is comprised of approximately 80% National Park and Forestry. This creates a permanent and natural scarcity of available land for future residential and other development.

Bribie is famous for its abundant natural wildlife such as dolphins, dugongs, turtles, kangaroos, emus and a myriad of birdlife and other flora and fauna.

There is a wide range of amenities and services on the Island including shopping centres, cinema, cafes, takeaways, restaurants, trades, medical facilities, boutiques and specialty shops.

There are schools and daycare facilities, Churches, Aquatic Centre and a range of health and vitality services.

There is also every conceivable sporting club and recreational pursuit such as fishing and boating clubs, sailing and Surf Clubs, RSL and marine rescue, scouting, rugby league, soccer, netball, bowling and croquet clubs and Navy Cadet programs. The Island boasts two championship Golf Courses and also caters for a variety of Hobbyist and special interest enthusiasts such as Bridge/Cards, Lapidary/Gems, Orchid or gardening clubs.

There is a strong Arts and Crafts community which includes Art Galleries, the Seaside Museum, craft markets, library, the Butterfly House, music groups, Historical Societies, Dance, Theatre Ttroops and various other cultural groups and get togethers.





## **WOORIM**

Woorim has a quaint village atmosphere and is situated on the east coast of Bribie Island alongside the stunning shores of the Pacific Ocean.

Popular among tourists, this side of the Island is more expensive than the West Coast on account of the surf beach and is more restricted with a limited supply of available residential land. The Australian Census reveals that there is a growing demand for places like Bribie, but there is a limited supply.

The heart of the township is built around the patrolled surf beach and was once known as the township of "Ocean Beach," Woorim is famous for being the closest surf beach to Brisbane. It offers residents a laid-back coastal lifestyle in a picturesque setting.

The suburb is currently undergoing significant urban renewal and gentrification. Woorim now attracts residents from a wide demographic such as young professionals, families and retirees – it possesses a youthful and energetic vibe.

### ***Lifestyle***

Woorim is synonymous with the quintessential beach lifestyle, where days are spent lazing on the golden sands, swimming in crystal clear waters and enjoying the sea breezes.

The close-knit community exudes a relaxed and carefree atmosphere perfect for those seeking a tranquil escape

### ***Amenities***

Woorim has a strong community presence, but still offers access to essential amenities and services including shops, restaurants, coffee shops, Surf Club, Pharmacy and Medical facilities.

### ***Natural Beauty***

Woorim is abounded with natural beauty. Pristine beaches stretch for miles around the southern coastline and nose of Bribie. Pedestrian walkways and cycling paths meander along the Woorim foreshore.

The town plan incorporates ample open and green spaces, picnic areas, barbeque facilities, playgrounds, skate parks, modern sports equipment, amenity blocks and the like. The wide streets are well landscaped and these streetscapes are adorned by a range of attractive sculptures from acclaimed international artists.

This backdrop is a popular scene for outdoor recreation & family gatherings.





### **Recreation**

Woorim now falls within a designated "Recreational Precinct" and caters for a wealth of recreational activities including swimming, surfing, sailing, kite surfing, boating, paddle boarding, fishing, beach cricket, sunbathing, walking, cycling and beachcombing to name a few.

The nearby Bribie Island Golf Course provides a state-of-the-art club house, bar and restaurant with a challenging well-designed Championship Course.

### **Transport**

The suburb is easily accessed by road direct via the Bribie Island bridge. It is a short drive from one side of the Island to the other and all areas are well serviced by local taxis and public buses to the mainland, Caboolture and beyond.

### **Overall**

Woorim offers the perfect blend of coastal charm, natural beauty and laid-back lifestyle, making it the ideal destination for those seeking a beachside paradise to call home.





## 11 FIRST AVENUE, WOORIM and 13 FIRST AVENUE, WOORIM

### FEATURES AND INCLUSIONS

#### BLUE CHIP DEVELOPMENT SITE

Two separate adjoining allotments on separate titles to be offered together as a Blue-Chip Development Site.

A rare opportunity for the astute developer to purchase these two adjoining sites in an unparalleled location in the heart of Woorim. This is a significant development prospect in a supply constrained market.



Features and inclusions:

- Zoned Next Generation Neighbourhood suitable for unit development (subject to council approval)
- Combined adjoining blocks total 1206m<sup>2</sup>
- Double corner position offering 3 street frontages – this is a prominent central location
- Level site in the heart of Woorim within a designated “Recreational Precinct”
- This is the closest surf beach to Brisbane
- Next door to the Post Office and adjoins public carpark
- Close to local shops, restaurants and other facilities and services including the Blue Pacific Hotel and Bribie Island Surf Club
- Wide road frontage to First Ave including a total street frontage of approximately 100.65m (comprised of Cypress Ave approx. 30.195m, Jacana Lane approx. 30.195m and First Ave approx. 40.260m)
- Wide exposure to First Ave on the preferred city side of the road
- Generous road reserves on First Ave and Cypress Ave in close proximity to parks, gardens and landscaped urban streetscapes hosting walkways, cycle paths incorporating several sculptures and Art installations by acclaimed international artists
- The Southeastern orientation faces the patrolled section of Woorim surf beach
- The property comprises 2 separate titles and includes 2 separate established and fully tenanted homes offering a secure holding income

Enjoy the amenities of the vibrant Woorim Village – Post Office, Chemist, Doctors, Cafes, the famous Blue Pacific Hotel, Surf Club, waterfront parklands and walking/cycling pathways at your doorstep.



## PROPERTY DESCRIPTION

11 First Avenue

RPD:

L51 W75314

Local Authority:

Moreton Bay (North)

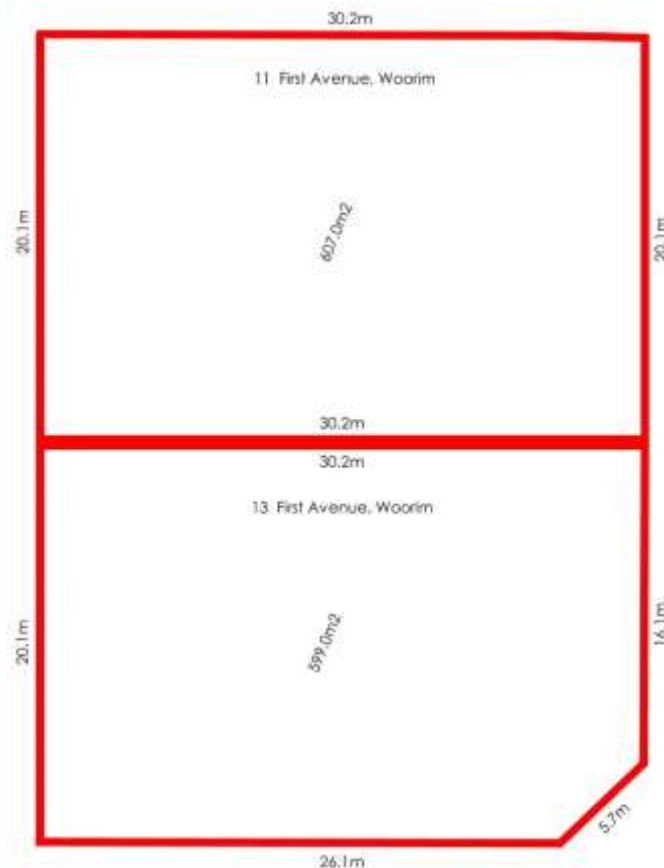
13 First Avenue

RPD:

L50 W75314

Local Authority:

Moreton Bay (North)



## PROPERTY FINANCIALS

### Outgoings (Current Utility Invoices)

Council Rates: \$602.26 per quarter for each property

Unity water: Approx \$400 to \$450 per quarter for each property

### Income

11 First Avenue, Woorim \$530 per week, lease end March 2025

13 First Avenue, Woorim \$485 per week, lease end April 2025





## PHOTOS





# WE THANK YOU FOR YOUR INTEREST IN THIS PROPERTY

IF YOU HAVE ANY QUESTIONS OR  
WOULD LIKE TO DISCUSS ANY  
INFORMATION OUTLINED  
IN THIS DOCUMENT  
PLEASE CONTACT

**BRETT BOETTCHER**  
**0409 070 402**

[brett@bribieislandrealestate.com.au](mailto:brett@bribieislandrealestate.com.au)



First National Real Estate Bribie Island

furebribieisland

@FNREBribie

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