



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)
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3/75 WELSBY PARADE, BONGAREE QLD 4507



FOR SALE BY AUCTION

**AUCTION ON-SITE
SATURDAY 7th OCTOBER 2023
AT 11.00am**

**** Can be sold prior to Auction ****



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BRIBIE ISLAND

Welcome to Bribie Island - Our Little Piece of Paradise!

Bribie Island is renowned for its carefree lifestyle, stunning beaches and national parks.

With an abundance of recreational attractions including fishing, boating, bushwalking trails, relaxing parklands and foreshores, walking and cycling paths, 4WD access tracks, museums and galleries as well as cafes, restaurants, shops and more!

Most of the Island is uninhabited national park and forestry plantations. The southern end of the Island is where you will find the main suburbs being Bongaree, Woorim, Bellara and Banksia Beach.

Bribie Island is home to the Pumicestone Passage, a protected marine park and haven for wildlife. Dugongs, turtles, dolphins, and a diverse range of birdlife call the Pumicestone Passage home.

It is the only Queensland Island connected to the mainland by bridge.





BONGAREE

Bongaree is the largest (and some would say most popular) township on Bribie Island and the hub of its history.

With its cool breezes, gentle waters and stunning view of the bay, Bongaree Beach is a favourite Bribie Island destination for both locals and visitors.

Located south of the Bribie Island Bridge, Bongaree Beach has parklands that run parallel to the water along Welsby Parade, with beachfront that is vegetated with a strip of white sand along the water's edge. This makes Bongaree Beach especially attractive to families with toddler aged children (as well as all families in general), offering gentle waters and lots of area to play.

A network of pathways, perfect for bike riders or those just wanting to take in a scenic stroll, can be discovered at Bongaree Beach.

The Bongaree waterfront hosts a number of picnic shelters, tables and BBQ's for visitors to enjoy a relaxing picnic or BBQ lunch by the sea.

Bongaree maintains a village feel with many wonderful restaurants, cafes, specialty shops and home to the local RSL and Bowls Clubs!





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3/75 WELSBY PARADE, BONGAREE

3 BEDROOMS

2 BATHROOMS

1 CAR GARAGE

172m²



FEATURES AND INCLUSIONS

BONGAREE HOT SPOT WITH SWEEPING WATER VIEWS

Take advantage of this rare opportunity to purchase this large three bedroom, two bathroom unit in one of the best locations Bongaree has to offer. Right across the road from the Passage, park the car and take a very short stroll to the local IGA, Chemist, Bakery, Newsagent, Café, Bowls Club and all the other local businesses.

The property features:

- Three bedrooms all with built in robes
- Two bathrooms, two toilets
- Modern kitchen with electric cooking, dishwasher
- Separate dining room and lounge room
- Linen and storage cupboards
- Separate internal laundry
- Single lockup garage
- Superb water views from the front balcony
- Small complex of three units

Units are very rare in this tightly held area of Bongaree so do not miss your opportunity to purchase this large modern unit.



PROPERTY DESCRIPTION

RPD: L3 BUP5220
Local Authority: Moreton Bay (North)

PROPERTY FINANCIALS

Outgoings (Current Utility Invoices)

Council Rates: \$597.98 (last quarter)
Unity water: \$375.17 (last quarter)
Body Corporate fees: \$2,000.00 per annum



Unit 3/75 Welsby Parade, Bribie Island QLD, Australia, Bongaree 4507
TOTAL APPROX. FLOOR AREA 126 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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PHOTOS





AUCTION TERMS

TERMS: 10% deposit on the fall of the hammer and the balance in cash at settlement in 30 days.

Note: In accordance with the terms of Auction NO Cooling Off period will apply.

Due to current Queensland legislation there will be no price guide on this property as it is being sold by public auction.

Please ask Brett for a copy of the contract and a copy of the conditions of sale by public auction for property in Queensland.

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

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