

326/9 DUX DRIVE, BONGAREE, QLD, 4507

Over 50's
LIFESTYLE RESORT
SPECIALIST

@realty



Located in Gemlife Over 50's
Lifestyle Resort Bribie Island

SOLD

A RARE FIND IN GEMLIFE BRIBIE ISLAND OVER 50'S LIFESTYLE RESORT

Welcome to Villa 326 in GemLife Bribie Island Over 50's Lifestyle Resort!

Discover your dream home in paradise with this spacious and stunning 3-bedroom 2-bathroom with separate study and double garage "Serene Design".

This low-set abode boasts unparalleled elegance and sophistication, nestled on a private corner site in Stage 2 with picturesque views overlooking the tranquil Dux Creek.

Featuring a masterpiece of design, this home delights with 9ft ceilings, extra high door frames, and impeccable finishes throughout. Enjoy the comfort of ducted air conditioning, illuminated light switches, and an array of extra features that elevate your lifestyle to new heights.

Property attributes:

- 9ft ceilings and extra high door frames
- Great storage
- Open plan kitchen, living and dining
- Kitchen - Island bench with 40mm waterfall stone bench tops, dual Electrolux Pyro ovens, Electrolux induction cook top, Electrolux full size easy lift dishwasher, spacious butler's pantry, full extension soft close draws and cupboards, plumbing for fridge, designer hanging light over island bench, LED strip lighting
- Living and dining - spacious, overlooking and access to Alfresco entertaining area, smart ceiling fan
- Alfresco entertaining area - Overlooking Dux creek and bushland, remote controlled privacy blind/screen, tiled, stacker doors with Crimsafe screens
- Double garage - Epoxy floor, spacious, tv point, great storage at rear, internal access with Constantina screening
- Study - Built in desk, data access point, soft close cupboards and drawers, LED strip lighting
- Master suite - spacious, smart ceiling fan, tv antenna point, walk through wardrobe - shelving and drawers, en-suite - Tiled, floor to ceiling tiles, couples' vanity with stone bench soft close drawers, all shower and tap ware - NZ Methven, Large shower with softer grab handles, toilet, high quality fittings
- Bedroom 2 - Plank flooring, smart ceiling fan, built in robes

3 BED | 2 BATH | 2 CAR

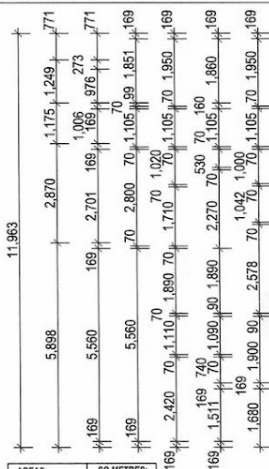
PRICE:
\$880,000

OPEN FOR INSPECTION:
N/A



Michelle Rochow
0402002245
michelle.rochow@atrealty.com.au
www.atrealty.com.au

- NOTES:**
- Supply and install Reiculated Termite barrier system with 2 top up stations, filled with "Bifenxtrin" around the full external perimeter of the villa. This is on top of builders standard termite protection measures. Option to change chemical to "Fipronil" in lieu of the standard \$275.
 - Supply and fit standard "Lanes Westminster" Entrance lock to front door in addition with "SCHLAGE CENTURY SMART SENSE DEAD BOLT IN SATIN NICKEL FINISH".
 - Supply and fit a "Air Touch 3 Smart controller" to the ducted AC system.
 - Chamberlain Garage Door Motor (Power Lift MyQ) in lieu of standard.

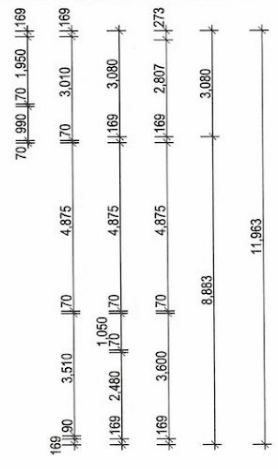


AREAS:	SQ METRES:
LIVING	133.58 m ²
GARAGE	36.87 m ²
PORCH	1.87 m ²
COURTYARD	4.71 m ²
ALFRESCO	19.37 m ²
TOTAL =	196.48 m²

FLOOR PLAN 1:100



ROOM	ADDITIONAL NOTES	CLG LEVEL
BED 1	Supply and lay "Vies Hybrid Flooring" in lieu of standard carpet - bedrooms 1, 2 & 3 (including robes).	2700
BED 2		
BED 3		
LIVING		
DINING		
KITCHEN		
BATH	• 1400mm tile to all walls • 120 deep VC into 90 stud wall above VB • 200mm render studs to all walls	
ENS.	• 1400mm tile to all walls • 120 deep VC into 90 stud wall above VB • 200mm render studs to all walls • create after frames stick to have 3 noogins	
W.I.R.	Supply and lay "Vies Hybrid Flooring" in lieu of standard carpet	
W.I.P.	• 120mm to ceiling • Chamberlain Garage Door Motor (Power Lift MyQ) in lieu of standard	
GARAGE	Supply and lay "Vies Hybrid Flooring" in lieu of standard carpet	3300
STUDY		
PORCH		
ALFRESCO		
COURTYARD		N/A



WINDOW/DOOR LOCATION REFER TO CLADDING / WINDOW / DOOR PLAN

<p>GTH Project No 4 Pty Ltd</p>	<p>BUILDER: GTH PROJECT NO 4 PTY LTD W&A CHARTERED ACCOUNTANTS SUITE 1401, LEVEL 14, THE TOWER, 200 ROBERTA TOWN CENTRE DRIVE, ROBERTA QLD 4206 PO BOX 901, GOLD COAST MAIL CENTER QLD 9708</p> <p>PH: 07 394 1933 EMAIL: ADMIN@GTHPROJECT.COM.AU GTHPT1@GTHPROJECT.COM.AU</p>	<p>DO NOT SCALE FROM PLAN - VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR SHOP FABRICATION. IF IN DOUBT ASK.</p> <p>ALL WORK TO COMPLY WITH THE POSITIONS OF THE BCA AND MCC OF AUSTRALIA, AUSTRALIAN STANDARDS AND ANY BY-LAWS OR REQUIREMENTS OF THE LOCAL AUTHORITY.</p>	<p>ISSUE: 0</p> <p>SHEET NO: 5 OF 14</p> <p>ISSUE DATE: 24/09/2019</p> <p>JOB NO: 191-1004</p>	<p>MODEL: SERENE (MOD) - RH FACADE 1</p> <p>CLIENT: JOHN WHITE & KATIE JACKSON</p>	<p>SITE ADDRESS: VILLA 108, THYLOISE DRIVE, 9 DUX DRIVE, BRONKHOOP QLD 4507</p> <p>OWNERS: [Signature]</p> <p>WITNESS: [Signature]</p> <p>DATE: 16/9/19</p>	<p>PLEASE READ CAREFULLY</p> <p>THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE SUPERSEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.</p>	
			<p>DISCLAIMER: THIS FLOOR PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL DIMENSIONS ARE ESTIMATES ONLY AND MAY NOT BE EXACT MEASUREMENTS.</p>				

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