



Located in Gemlife Over 50's
Lifestyle Resort Bribie Island



FOR SALE

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

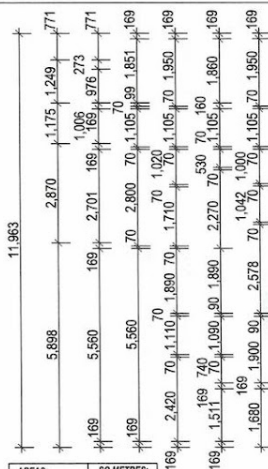
PRICE:
\$885,000

OPEN FOR INSPECTION:
N/A



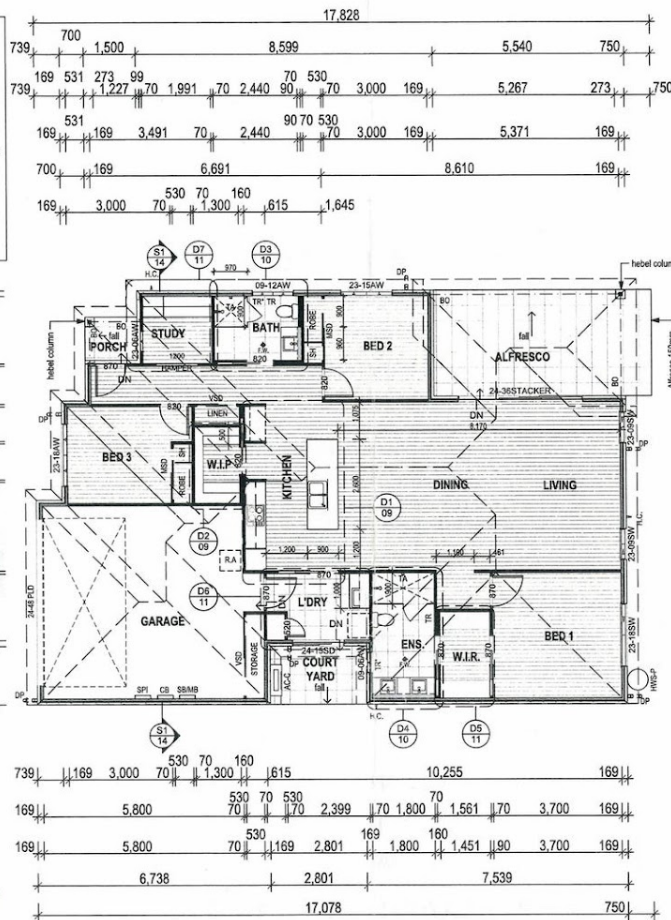
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4. - Chamberlain Garage Door Motor (Power Lift MyQ) in lieu of standard.

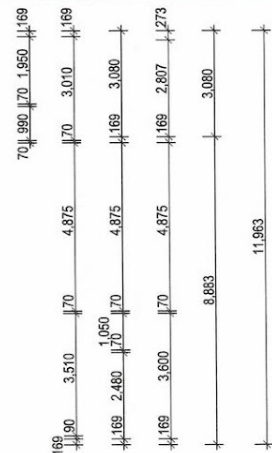


AREAS:	SQ METRES:
LIVING	135.88 m ²
GARAGE	36.87 m ²
PORCH	1.87 m ²
COURTYARD	4.71 m ²
ALFRESCO	19.37 m ²
TOTAL =	198.46 m²

FLOOR PLAN 1:100



ROOM	ADDITIONAL NOTES	CLG LEVEL
BED 1	- Supply and lay Valspar Hybrid Flooring in line of standard carpet - bedrooms 1, 2 & 3 (existing finish)	
BED 2		
BED 3		
LIVING		
DINING		
KITCHEN		
BATH	- Add HT tile to all walls - 120 degree VC into all wall and allows Valspar - 200mm corner joints to all walls	
ENCL	- Add HT tile to all walls - 120 degree VC into all wall and allows Valspar - 200mm corner joints to all walls - install safety frames studs to frame 3 noggin	2700
HALL	- Supply and lay Valspar Hybrid Flooring in line of standard carpet	
HALL		
L'DRY	- 8mm slotted - 120 degree VC into all walls	
GARAGE	- Chamberlain Garage Door Motor (Power Lift MyC) in line of standard	
STUDY	- Supply and lay Valspar Hybrid Flooring in line of standard carpet	
PORCH		
ALFRESCO		3300
COURT YARD		



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



BUILDER: GTH PROJECT NO 4 PTY LTD
WMS CHARTERED ACCOUNTANTS
SUITE 1401, LEVEL 14, THE ROCKET,
203 ROBINA TOWN CENTRE DRIVE, ROBINA QLD 4225
PO BOX 8087, GOLD COAST MAIL CENTER QLD 9726

PH: (07) 3604 7833
EMAIL: ADRIAN@GEMILIFE.COM.AU
CITY | 150000 | 150000 | 150000

DO NOT SCALE FROM PLAN - VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR SHOP FABRICATION. IF IN DOUBT ASK.

ALL WORK TO COMPLY WITH THE POSITIONS THE BCA AND NCC OF AUSTRALIA, AUSTRALIAN STANDARDS AND ANY BYLAWS OR REQUIREMENTS OF THE LOCAL AUTHORITY

ISSUE:	G
SHEET NO:	5 OF 14
ISSUE DATE:	24/09/2010
JOB NO:	001 374

MODEL:	SERENE (MOD.) - F FACADE I
CLIENT:	JOHN WHITE & KATIE JACKSON

SITE ADDRESS:
VILLA 326 TURLOUOISE DRIVE
9 DUX DRIVE BONGAREE QLD 4507
OWNERS:
WITNESS:

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE SUPERCEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.



Disclaimer: Please note 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.