



**SOLD**

## CALLING ALL READY NOW BUYERS THAT ARE SET TO MAKE AN OFFER !!!

Presenting for a limited time only.  
Seize the opportunity to make 13 Pumicestone Street yours before it's too late.

Experience Bellara, Bribie Island Qld's seaside attraction, from the comfort of this spacious 607sqm parcel, just two rooftops away from the picturesque Sylvan Beach Esplanade. This enticing three-bedroom home set amongst a serene neighbourhood has a charming street presence, making it a perfect place to call home.

It is an exceptional find for investors, new-home buyers on a budget, and those looking to downsize without compromising overall quality or location.

Boasting single-side access leading to a spectacular colour bond shed perfectly positioned at the rear, which offers abundant storage and versatility for any lifestyle.

Step inside the home to discover a spacious open-plan living and dining area bathed in natural light and a warm welcome feel.

The kitchen is the heart of the home and boasts an expansive benchtop, ample space for a sizeable fridge, and a well-appointed pantry.  
The outlook of the lush green grass infuses the space with imagination and plans for more to come. Glass sliding doors open onto the deck where you can relax and unwind—a blank canvas fully fenced and primed for outdoor enjoyment with an abundance of room for the children and pets to play.

Have peace of mind; this home has security measures, including mesh screens and tinted windows that provide a sense of safety and privacy. The distinctive Bay windows add a touch of traditional elegance to the façade, making it a perfect blend of character and additional space in the two front bedrooms.  
All three bedrooms have built-in robes, fresh carpet, and a refreshing sea breeze that filters through.

This property presents a tremendous opportunity. Ready for personal touches, it has the

**3 BED | 1 BATH | 4 CAR**

**PRICE:**  
\$765,000

**OPEN FOR INSPECTION:**  
N/A



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FLOOR PLAN

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representation of fact but must instead satisfy themselves by inspection or otherwise.



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.