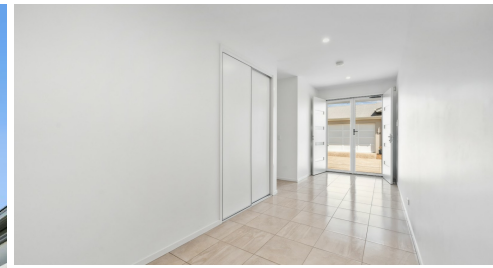




Located in Gemlife Over 50's
Lifestyle Resort Bribie Island



FOR SALE

WELCOME TO VILLA 125 TRANQUIL III DESIGN AT GEMLIFE BRIBIE ISLAND!

Experience your dream home in this spacious 3-bedroom, 2-bathroom sanctuary. The Tranquil III is one of the largest and most sought-after designs in the resort, offering the perfect blend of luxury and comfort.

Key Features:

- **Stunning Entry:** Double entrance doors lead to a wide hallway that opens into a sunlit open-plan living area, ideal for entertaining or relaxation.
- **Gourmet Kitchen:** Enjoy top-of-the-line Smeg appliances, elegant 40mm stone benchtops with waterfall edges, a walk-in pantry, and stylish white laminate cabinetry with an abundance of soft-close drawers.
- **Main Bedroom Retreat:** Secluded at the rear, the main suite features a spacious walk-through robe, a luxurious ensuite tiled floor to ceiling with double basins and a large frameless shower, plus direct access to the alfresco.
- **Guest Bedrooms:** Bedrooms 2 and 3, positioned at the front of the home, share a conveniently located main bathroom, ensuring privacy for guests.
- **Garage:** The double garage includes built-in storage, epoxy flooring and combines functionality with style.
- **Outdoor Living:** A generous undercover alfresco area, perfect for enjoying the tranquil surroundings in a low-maintenance yard. The main bedroom, living areas, and alfresco are all oriented to the northeast, providing delightful morning sun and afternoon shade with refreshing breezes.
- **Upgraded Doors:** All internal doors have been upgraded to HAG doors, enhancing the elegance and durability of your living spaces.
- **Modern Comforts:** Ducted air-conditioning, ceiling fans, and quality window treatments enhance the home's comfort.
- **Security & Efficiency:** Equipped with security screens, an intercom system, a security alarm, and energy-efficient 3kW solar panels.

Nestled in a peaceful street in Stage 1, within close proximity to the Country Club, outdoor pool, and entry/exit points, Villa 125 offers a vibrant community atmosphere.

Whether you're looking for retirement bliss or a luxurious lifestyle, this villa is a must-see. Don't

3 BED | 2 BATH | 2 CAR

PRICE:
\$845,000

OPEN FOR INSPECTION:
N/A



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ABBREVIATIONS LEGEND:

ABT	ABOVE BENCH TOP
ACC	APPROXIMATE
ACU	AIR CONDITIONING UNIT
AD	ABOVE FLOOR LEVEL
AW	AWNING WINDOW
BO	BEAM OVER
BOB	BOVED OUT BEAM
BRM	BROOM CUPBOARD
BT	BENCH TOP
BTW	BETWEEN WALL END TO BENCH TOP
CB	CORNER BOX
CLG	CEILING
CLGR	RAISED CEILING
CLE	ELECTRIC COOKTOP
CTG	GAS COOKTOP
CTH	INDUCTION COOKTOP
COO	COOKTOP
COB	CORNER BENCH
DN	DOWN
DP	DOUBLE HINGE WINDOW
DR	DOWN PIPE
DRS	DRAWERS
DT	DESKTOP
DW	DISHWASHER
ENS	ENSUITE
FP	FIRE PLACE
FW	FLOOR WASTE
GB	GAS BOTTLES
GM	GAS METER
H.C.	HOSE COCK
HT	HEIGHT
HWS	HOT WATER SYSTEM
HWSG	GAS HOT WATER SYSTEM
HWSL	SOLAR HOT WATER SYSTEM
LV	LOUVER WINDOW
M	METER BOX
MSD	MIRROR SLIDING DOOR
MC	MICROWAVE
OC	OVERHEAD
OCB	OVERHEAD CUPBOARD
CHC	CHC WITH BULBHEAD TO CEILING
PLD	PANEL LIFT DOOR
RA	REFRIGERATOR
REF	REFRIGERATOR
SB	STOVE BURNER
SD	SLIDING DOOR
SH	SHOWER
SHU	SHOWER UNIT
SHR	SHOWER
SHS	SHOWER & DRAWER UNIT
SR	SOLAR POWER INVERTER
SR	SAFETY RAIL
ST	STAIR
STW	STAIR WINDING
TB	TUB ALONE
TR	TUB & RAIL
TRH	HEATED TUBEL RAIL
UP	STEP UP
VB	VANITY BASIN
VC	VANITY CABINET
VSD	VANITY SLIDING DOOR
WC	TOILET PAN
WC	WATER CONNECTION TO ROOPE
W.C.	WALK IN ROBE
WIP	WALK IN PANTRY
WIP	WALK IN ROBE
WM	WASHING MACHINE
WO	WALL OVEN

CONSTRUCTION NOTES:

1. CONSTRUCTION TO ACCORDANCE WITH AUSTRALIAN STANDARDS AND CODE OF AUSTRALIA
2. FLOOR FINISHES AS NOTED ON PLAN
3. CEILING HEIGHTS AS NOTED ON EITHER ELEVATIONS SECTION
4. ALL INTERNAL DOORS 2400 HEIGHT NOMINAL
5. ALL ROBE DOORS 2400 HEIGHT NOMINAL
6. TILED ALCOVES 450x600 x 100 A/L
7. OBSCURE GLASS TO BE USED FOR BATHROOM & ENSUITE
8. WARE APP CABLE - ROOF ACCESS COMMS BOX
9. MECHANICAL VENTILATION AND AIR CONDITIONING UNITS LOCATIONS TO BE DETERMINED BY THE LOCAL AUTHORITY
10. SPECIFYING RANGEHOOD APPLICABLE, UNLESS SPECIFIED
11. LUNARY TO INCLUDE DOWNPIPE & CUPBOARD

GENERAL NOTES

THESE DRAWINGS ARE FOR INFORMATION PURPOSES ONLY. THE OWNER, SUPERVISOR AND CONTRACTOR SHALL CONFIRM ALL SITE BOUNDARIES AND VARIATIONS TO THE PLAN. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LOCAL AUTHORITY. DO NOT SCALE - VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR SHOP FABRICATION. IF IN DOUBT, ASK.

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND UNDERSTANDS THE CONTRACTOR TO BE RESPONSIBLE FOR ALL OTHER PREVIOUS PLANS OR SKETCHES.

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MODEL:

TRANQUIL II, LH

ISSUE:

SHD NO. 1

DATE:

13/03/2017

DRAWN:

BI - XXX

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