

312/9 DUX DRIVE, BONGAREE, QLD, 4507



Located in GemLife Over 50's Lifestyle Resort Bribie Island



**SOLD**

## DISCOVER VILLA 312 "SEASHELL" – YOUR DREAM HOME AWAITS AT GEMLIFE BRIBIE ISLAND

Step into the perfect blend of luxury, comfort, and community with Villa 312 at GemLife Bribie Island Over 50's Lifestyle Resort. This spacious 2-bedroom, 2-bathroom villa, complete with a study alcove and a 2-car garage, is designed for modern living and offers everything you need for a relaxed, enjoyable lifestyle.

### Key Features:

**Open-Plan Living:** A bright, airy living area bathed in natural light, perfect for entertaining or quiet evenings at home. Seamless flow to the alfresco space enhances indoor-outdoor living.

**Gourmet Kitchen:** Featuring top-of-the-line Smeg appliances, 40mm stone benchtops with waterfall edges, soft-close drawers, and a convenient instant boiling water tap. A pre-plumbed fridge cavity adds extra ease for your culinary adventures.

**Main Bedroom Retreat:** Spacious and serene, complete with a walk-through robe and luxurious ensuite, including floor-to-ceiling tiles, double basins, and a frameless shower. Direct access to your private alfresco area for that added touch of tranquility.

**Guest Bedroom:** A stylish guest bedroom with a built-in robe and ceiling fan, offering privacy with its location at the front of the home. The beautifully appointed main bathroom complements this space.

**Study Alcove:** A built-in stone top desk and overhead cupboards with LED strip lighting, ideal for maximizing productivity.

**Outdoor Living:** North East facing, a large covered alfresco area perfect for entertaining or enjoying a peaceful morning coffee. Low-maintenance artificial turf means more time relaxing and less time on upkeep.

### Additional Features:

**2 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$790,000

**OPEN FOR INSPECTION:**  
N/A



**Michelle Rochow**  
**0402002245**  
michelle.rochow@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)