52/9 DUX DRIVE, BONGAREE, QLD, 4507









SOLD

WELCOME TO VILLA 52 – TRANQUIL DESIGN LUXURY LIVING IN GEMLIFE BRIBIE ISLAND

Step into your dream lifestyle with this stunning 3-bedroom, 2-bathroom villa located in the highly sought-after final stage of the award-winning GemLife Bribie Island Resort. Villa 52 boasts the Tranquil design—celebrated for its expansive layout, premium finishes, and seamless indoor-outdoor living.

Key Features at a Glance:

Gourmet Kitchen - Cook and entertain in style with top-tier Smeg appliances, striking 40mm stone benchtops with waterfall edges, and a walk-in pantry. An abundance of soft-close drawers, sleek laminate cabinetry complete one of the most spacious and desirable kitchens designs within the resort.

Open-Plan Living - A generous layout featuring triple stacker doors that open onto a covered northeast-facing alfresco, perfect for capturing morning light and cool afternoon breezes.

Private Main Bedroom Retreat - Situated at the rear of the home for ultimate privacy, the master suite offers a luxurious ensuite with floor-to-ceiling tiling, double vanities, a frameless shower, skylight and a walk-in robe. Direct alfresco access completes this serene sanctuary.

Versatile Guest Accommodation - Bedrooms 2 and 3 are located at the front of the home, ideal for guests or a home office, with convenient access to the beautifully appointed main bathroom.

Double Garage with Extras - Enjoy epoxy flooring, built-in storage, a skylight, and internal access via the laundry to the kitchen and living zones—making day-to-day living a breeze.

Outdoor Living & Orientation - A larger-than-standard yard offers a peaceful escape, complete with a generous undercover alfresco with ceiling fan and privacy blinds, perfect for entertaining or quiet relaxation. Northeastern orientation maximizes natural light and airflow.

Comfort & Efficiency - Stay comfortable year-round with ducted air conditioning and heating, ceiling fans, plantation shutters, block-out blinds, 9 foot square set ceilings and additional roof insulation with extraction fans for easy climate control and comfort.

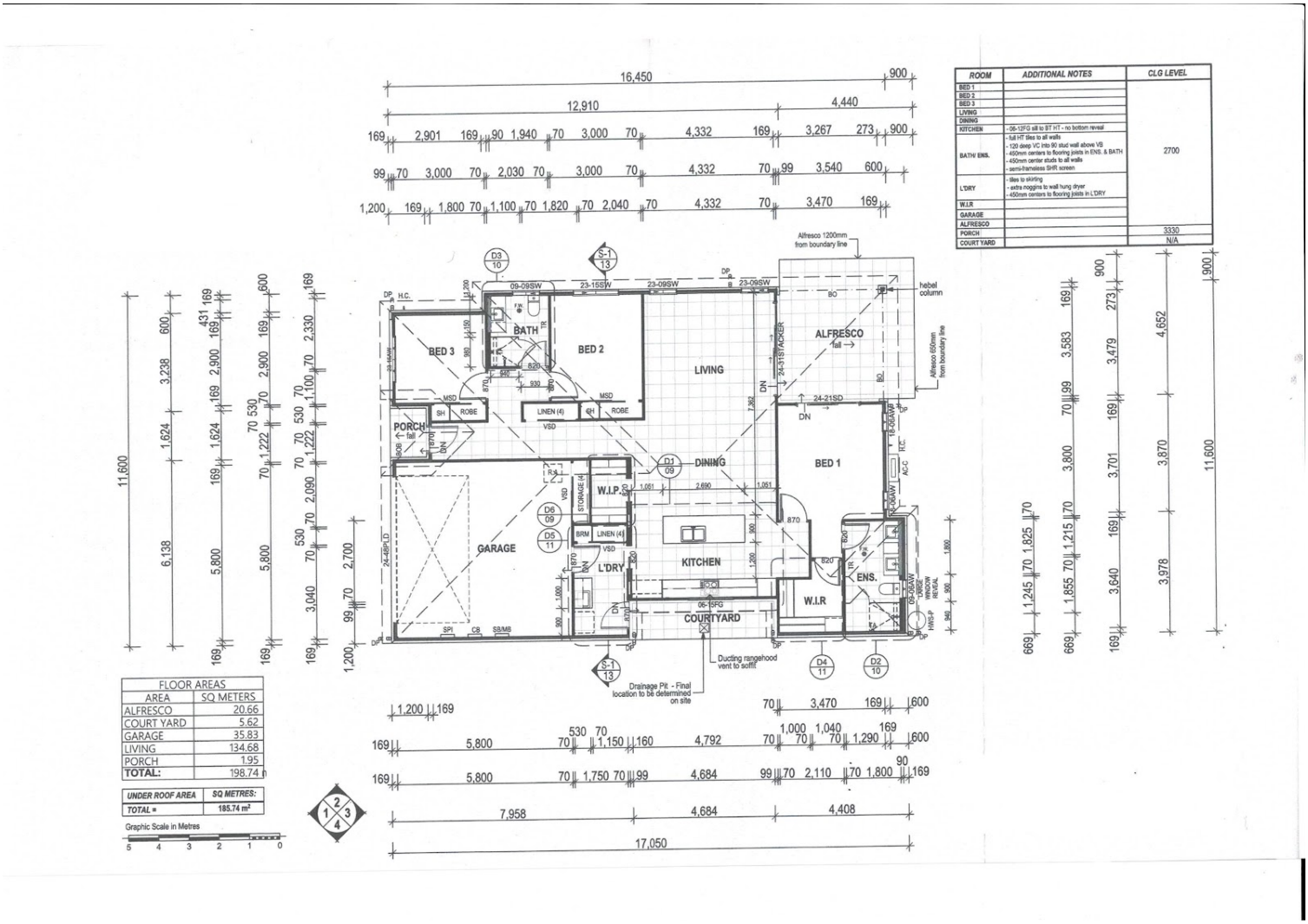
3 BED | 2 BATH | 2 CAR

PRICE:
$880,000

OPEN FOR INSPECTION:
N/A



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ROOM	ADDITIONAL NOTES	CLG LEVEL
BED 1		
BED 2		
BED 3		
LIVING		
DINING		
KITCHEN	- 06-13FG sill to BT HT - no bottom reveal	
BATH/ ENS.	- full HT tiles to all walls - 120 deep VC into 90 stud wall above VB - 450mm centers to flooring joists in ENS. & BATH - 450mm center studs to all walls - semi-frameless SHR screen	2700
L'DRY	- tiles to skirting - extra noggins to wall hung dryer - 450mm centers to flooring joists in L'DRY	
W.I.R		
GARAGE		
ALFRESCO		3330
PORCH		N/A
COURT YARD		

FLOOR AREAS	
AREA	SQ METERS
ALFRESCO	20.66
COURT YARD	5.62
GARAGE	35.83
LIVING	134.68
PORCH	1.95
TOTAL:	198.74

UNDER ROOF AREA	SQ METRES:
TOTAL =	185.74 m²

Graphic Scale in Metres

5 4 3 2 1 0

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.

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