

52/9 DUX DRIVE, BONGAREE, QLD, 4507



Located in GemLife Over 50's



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 Bribe 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.

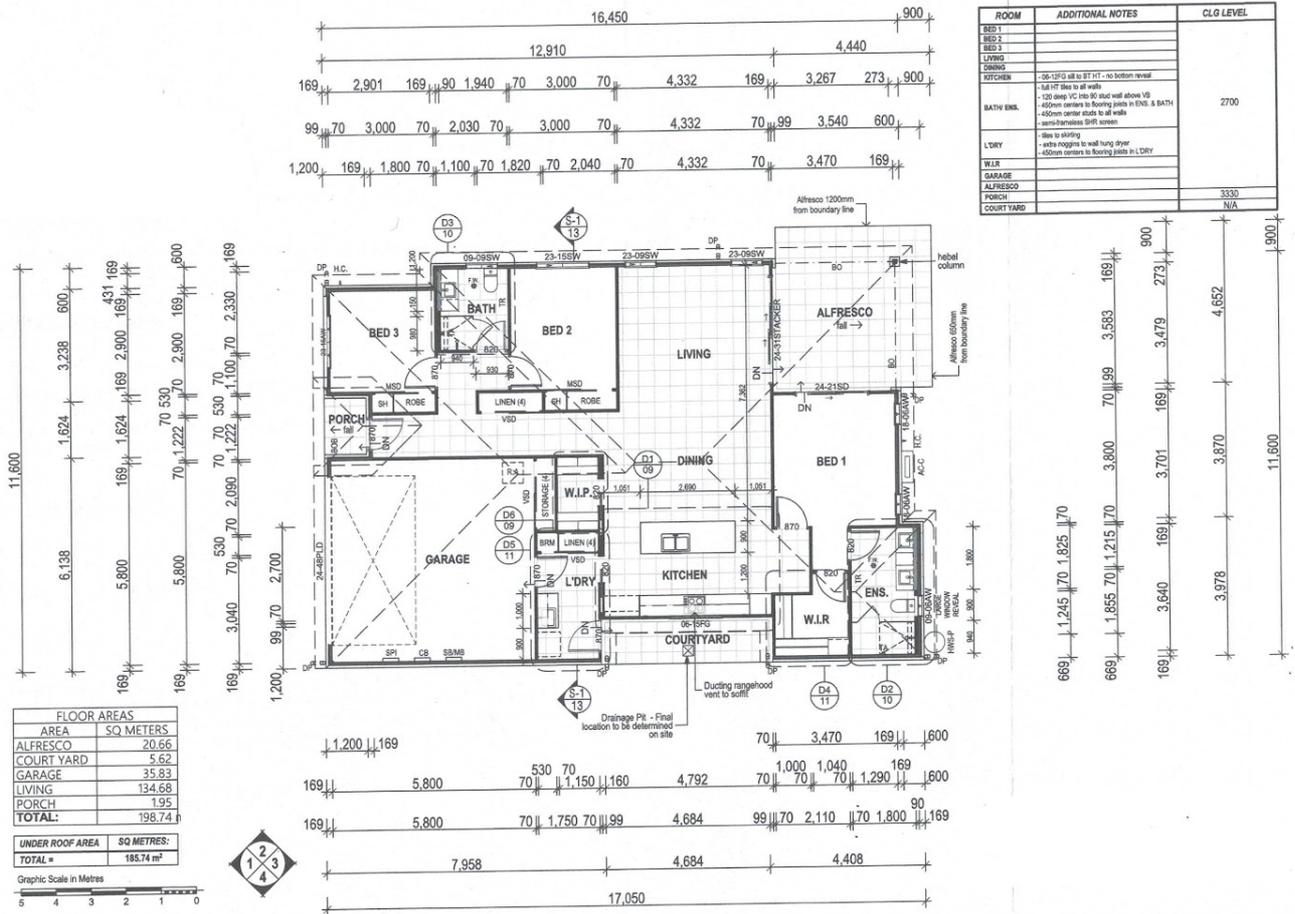
3 BED | 2 BATH | 2 CAR

PRICE:
\$880,000

OPEN FOR INSPECTION:
N/A



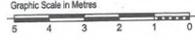
Michelle Rochow
0402002245
michelle.rochow@atrealty.com.au
www.atrealty.com.au



ROOM	ADDITIONAL NOTES	CLG LEVEL
BED 1		2700
BED 2		
BED 3		
LIVING		
DINING		
KITCHEN	- 06-1PFG sill to BT HT - no bottom reveal - 100mm V.C. on top of stud wall above VS - 400mm centers to flooring joists in ENS. & BATH - 400mm center studs to all walls - semi-transparent SHFT screen	
BATH ENS.	- Sill to string - with tongue to wall hung dryer - 400mm centers to flooring joists in L DRY	
L DRY		
W.I.R.		
GARAGE		3330
ALFRESCO		N/A
PORCH		
COURTYARD		

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	
AREA	SQ METERS
TOTAL	185.74



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.