



Located in Gemlife Over 50's Lifestyle Resort Bribie Island



SOLD

GEMPLIFE BRIBIE ISLAND VILLA - MOTIVATED SELLERS COMMITTED ELSEWHERE!!!

Welcome to Villa 288 – Aqua Design
Luxury Resort-Style Living at GemLife Bribie Island

Live the lifestyle you've dreamed of in this stunning 3-bedroom, 2-bathroom villa nestled within the award-winning GemLife Bribie Island Resort.

Positioned in a peaceful pocket on edge of sought-after Stage 4, Villa 288 showcases the coveted Aqua design—offering an exceptional balance of style, comfort, and functionality.

Property Highlights:

Gourmet Kitchen - Create culinary delights with high-end Smeg appliances, elegant 40mm stone benchtops with waterfall edges, and a spacious walk-in pantry. Additional features include a pre-plumbed fridge cavity, instant boiling water tap, and an abundance of soft-close drawers in a sleek, modern finish.

Open-Plan Living & Dining - Experience one of the standout features of the Aqua design—the only floorplan at GemLife Bribie Island that offers separate dining and living areas. This thoughtfully designed layout creates distinct zones for entertaining and relaxing, enhancing both functionality and comfort. Both spaces flow effortlessly to the centrally located, covered alfresco.

Private Master Retreat - Located at the front of the home, the master suite exudes luxury with floor-to-ceiling tiled ensuite, double vanities, a frameless walk-in shower, and a generous walk-in robe.

Versatile Guest Bedrooms - Bedrooms 2 and 3 are quietly situated at the rear—perfect for guests, a home office, or hobby space—conveniently positioned near the stylish main bathroom.

Premium Double Garage - Includes epoxy flooring, built-in cabinetry, ceiling fan, and internal access through the laundry, making everyday living effortless.

Outdoor Living & Orientation - The generous covered alfresco area is the heart of outdoor living

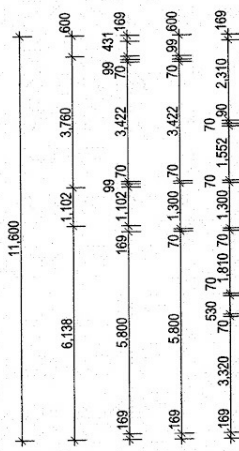
3 BED | 2 BATH | 2 CAR

PRICE:
\$850,000

OPEN FOR INSPECTION:
N/A



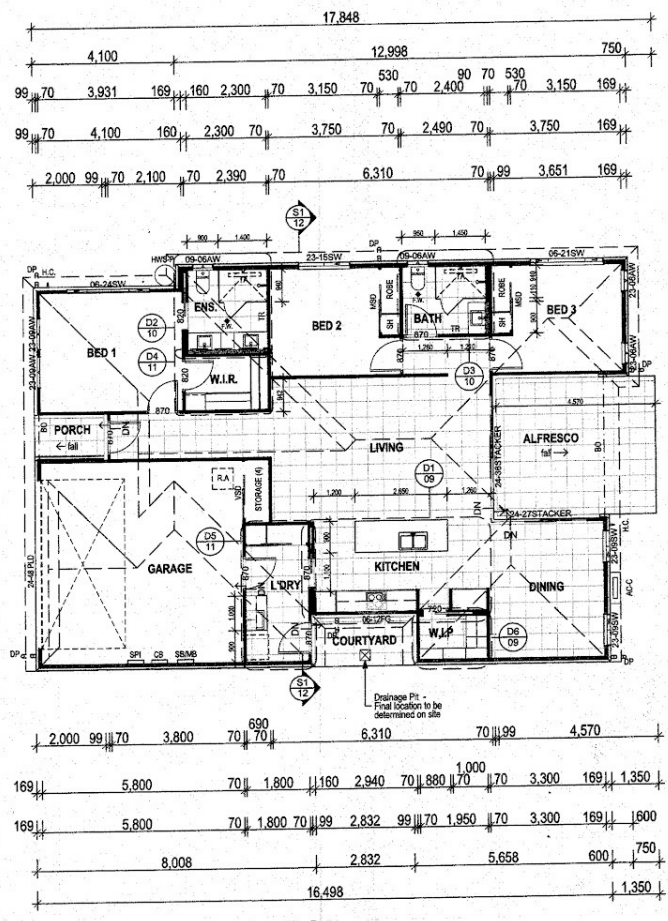
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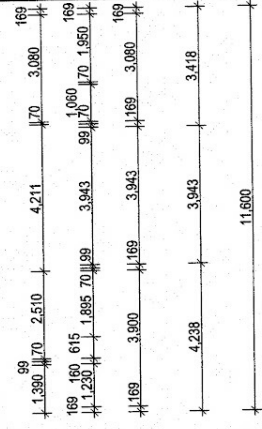
FLOOR AREAS	
AREA	SQ METERS
ALFRESCO	17.92
COURT YARD	3.94
GARAGE	37.54
LIVING	134.65
PORCH	2.14
TOTAL:	196.19 m²

UNDER ROOF AREA	
AREA	SQ METRES:
TOTAL =	187.83 m²

Graphic Scale in Metres



ROOM	ADDITIONAL NOTES	CLG LEVEL
BED 1		
BED 2		
BED 3		
LIVING	- 24" x 18" Slender and 24" x 27" Slender to be corner operable	
KITCHEN	- 16" x 20" @ bench height, top bottom range - 1.8m HT tiles to all walls - 100mm V.C. to 90 and wall above V.B. - 400mm corner studs to bearing joists in showers - 400mm corner studs to all walls	
BATH	- 1.8m HT tiles to all walls - 100mm V.C. to 90 and wall above V.B. - 400mm corner studs to bearing joists in showers - 400mm corner studs to all walls	2700
L.DRY	- 1.8m HT tiles to all walls - 100mm V.C. to 90 and wall above V.B. - 400mm corner studs to bearing joists in showers - 400mm corner studs to all walls	
W.I.R.	- 1.8m HT tiles to all walls - 100mm V.C. to 90 and wall above V.B. - 400mm corner studs to bearing joists in showers - 400mm corner studs to all walls	
ALFRESCO		
GARAGE		
PORCH		
COURTYARD		RA



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.