



# FOR SALE

## LOW-MAINTENANCE LIVING IN A PRIME BONGAREE SPOT

Nestled in a peaceful and well-kept complex, this charming villa offers the kind of lifestyle that just makes sense. Whether you're looking to downsize, invest, or settle into something low-fuss near everything you need, this home is a lovely place to land. There's a real sense of ease here — from the quiet surrounds to the comfortable layout — and the location couldn't be more convenient.

Inside, the open-plan living and dining space feels light and welcoming, with air-conditioning and a sliding door that opens out to the patio — making it perfect for both relaxing and entertaining. The U-shaped kitchen offers great bench space, loads of storage, and all the practical essentials, including an electric cooktop, oven, and rangehood. The main bedroom includes built-ins, a ceiling fan, and its own private access into the two-way bathroom — which has a separate bath and shower. There's also a second bedroom with built-ins, and a separate toilet for added convenience.

Out the back, the courtyard is paved, private, and covered — offering a quiet spot to enjoy a morning coffee or wind down in the afternoon. There's also a handy lawn locker for storage, and internal access from the single lock-up garage, which houses the laundry and opens straight out to the patio too.

### Property Features Include

- Two bedrooms, both with built-ins and ceiling fans
- Main bedroom with direct access to the bathroom
- Two-way bathroom with separate shower and bath
- Separate toilet
- Open-plan living and dining with A/C
- U-shaped kitchen with electric cooktop, oven, pantry and great storage

2 BED | 1 BATH | 1 CAR

### PRICE:

Offers Over \$560,000

### OPEN FOR INSPECTION:

N/A



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# FLOORPLAN

29/7 Coolgarra Avenue, Bongaree

*Donna Hannon*



## Approximate under roof space 101 = sqm

Floor plan, measurements and dimensions are approximate and are for illustrative purposes only. RU Property Group gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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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.