



Located in Solana Over 50's Lifestyle Resort Bribie Island

# FOR SALE

## DISCOVER REFINED LIVING AT SOLANA OVER-50S LIFESTYLE RESORT ON BRIBIE ISLAND

Welcome to Villa 91—a truly exceptional residence within the exclusive, gated Solana Over-50s Lifestyle Resort on beautiful Bribie Island. Thoughtfully designed to combine sophistication, comfort, and effortless living, this one-of-a-kind custom-built home offers the perfect blend of privacy, tranquility, and modern style.

### Villa 91 – Key Features

- Premium Corner Site Location: Positioned at the peaceful end of the resort, this villa enjoys exceptional privacy and an open, airy feel. Slat fencing enhances airflow and captures cooling breezes while allowing an abundance of natural light throughout the home.
- Custom-Built, One-of-a-Kind Design: Unique and spacious 149.9 m<sup>2</sup> villa, showcasing premium finishes and thoughtful touches at every turn.
- Elegant 2-Bedroom Layout: Includes a luxurious king-size master suite complete with a walk-in robe and guest bedroom with built in robe.
- North-East Orientation: Enjoy warm morning sun, gentle afternoon shade, and beautifully illuminated interiors all day long.
- Dedicated Study Nook: Ideal for work, hobbies, or quiet reading.
- Two-Way Bathroom + Powder Room: Offering exceptional convenience for residents and guests.
- Gourmet Gallery-Style Kitchen: Equipped with top-of-the-line appliances, abundant storage, stone benchtops, and stylish pendant lighting—perfect for the home chef.
- Spacious Open-Plan Living & Dining: Seamlessly connects to the light-filled alfresco area for effortless indoor–outdoor living.
- Fully Screened Alfresco: Enjoy year-round relaxation and entertaining in your private, breezy outdoor space.
- Oversized Single Garage: Features epoxy flooring and space for additional storage options.
- Year-Round Comfort: Air-conditioning in the living areas and master bedroom, complemented by ceiling fans throughout.
- Elegant Finishes: Includes contemporary downlighting, mirrored tinted windows, and extra blinds for enhanced privacy.
- Abundant Built-In Storage: Thoughtfully integrated throughout the home.
- Eco-Friendly Solar Panels: Supporting energy efficiency and lower running costs.

2 BED | 1 BATH | 1 CAR

### PRICE:

SOLANA Bribie Island - Gorgeous Corner Site Home

### OPEN FOR INSPECTION:

N/A



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NO.	SIZE
W1	2130PLD
W2	820
W3	820
W4	1809CH
W5	1809CH
W6	1821SW
W7	1815SW
W8	2130SGD
W9	2130SGD
W10	1809CH
W11	1809CH
W12	1809CH
W13	820

DESIGN IN ACCORDANCE WITH AS 823, DOMESTIC METAL FRAMING CLASSIFICATION AND THE BUILDING CODE OF AUSTRALIA

**NOTE:**  
STEEL FRAME WALLS AND TRUSSES IN ACCORDANCE WITH MANUFACTURERS DESIGN AND SPECIFICATION.

DESIGN AND ENGINEERING TO BE PROVIDED TO CERTIFIER PRIOR TO FRAME INSTALL.

**LEGEND - INTERNAL**

- BC - BRICK CURBOARD
- CB - CURBOARD
- CC - DOWNPIPE
- CD - DOWNWATER PROV.
- CF - FLOOR WASTE
- CG - GAS CONNECTION
- CH - HOT WATER SYSTEM
- CI - LINEN
- CM - MICROBIO PROV.
- CP - OVERHEAD CURBOARD
- CR - RAIN
- CS - ROOF
- CT - REFRIGERATOR SPACE
- CU - RANGEHOOD
- CV - SHELF
- TR - TOWEL RAIL
- TH - TOILET ROLL HOLDER
- UB - UNDER BENCH OVEN
- VO - WALL OVEN

**LEGEND - EXTERNAL**

- EV - BRICK VENTURE
- CC - CONTROL JOINT
- FC - FIBRE CEMENT SHEETING
- PH - RENDERED HEBEL PANELS
- PL - RENDERED BLUEBOARD
- RB - RENDERED BRICKWORK
- RS - RENDERED BLOCKWORK
- SA - SCYON ANON
- SL - SCYON LINEA
- SM - SCYON MATRIX PANELING
- SS - SCYON STRIA GLASSING
- WB - HARDIES NEWPORT

**FLOOR AREAS**

Living	105.20 m <sup>2</sup>
Garage	25.45 m <sup>2</sup>
Alfresco	17.44 m <sup>2</sup>
Porch	1.81 m <sup>2</sup>
<b>Grand total</b>	<b>149.90 m<sup>2</sup></b>

ISSUE	DATE	DETAILS	BY
1	11.03.21	ALP/RC/CEILING PW	

**AUSMAR**  
 25 bnn 6384 p (07) 5442 8413  
 1000 Sydney p (02) 5600 8437  
 401 4508 0822 1880000

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE  
**FLOOR PLAN**

PROJECT DESCRIPTION:  
 Proposed Dwelling For:

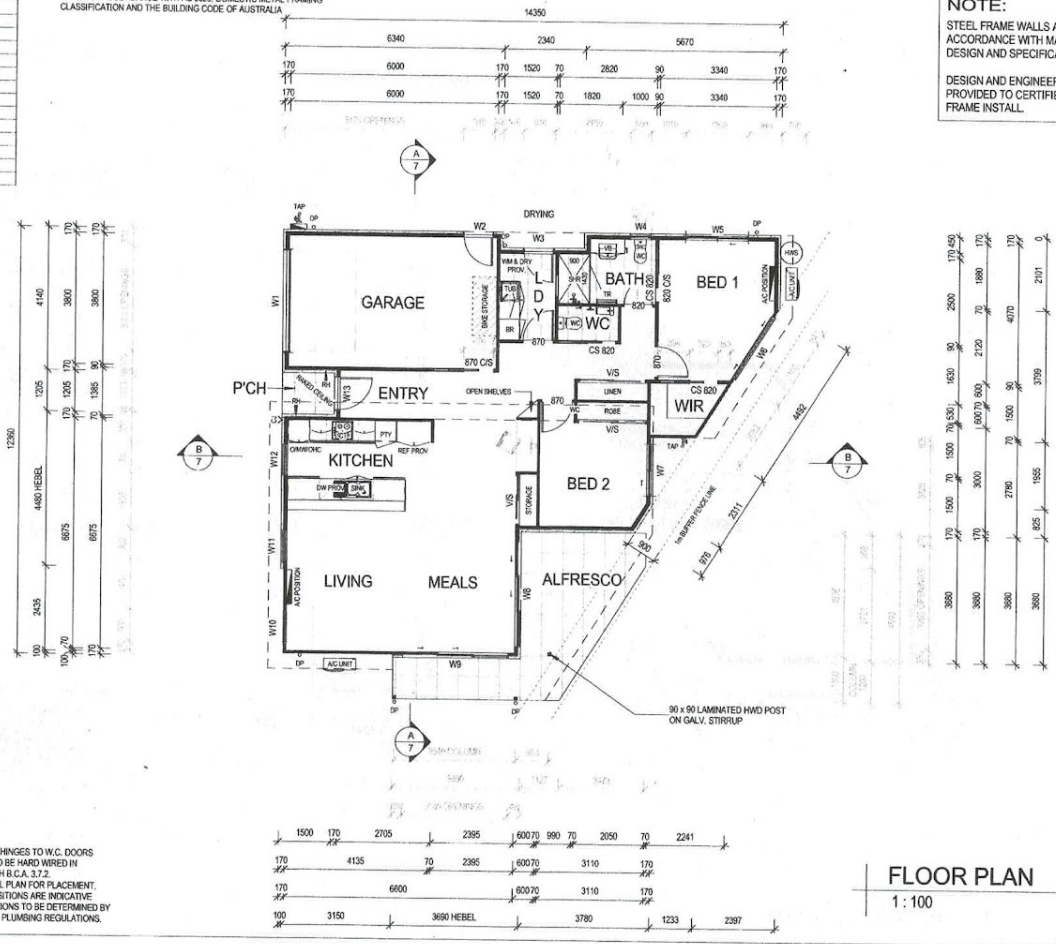
CLIENT:  
**STOCKWELL**

SITE ADDRESS:  
 SITE 91 -  
 19 BONGAREE AVE  
 BONGAREE QLD 4507

DESIGNED BY AUSMAR  
 DRAWN BY PW

SCALE 1:100 JOB CODE  
**A-SBI091**

SHEET 2 OF 20



NOTE: PROVIDE LIFT OFF HINGES TO W.C. DOORS  
 SMOKE ALARMS TO BE HARD WIRED IN ACCORDANCE WITH B.C.A. 3.7.2  
 REFER ELECTRICAL PLAN FOR PLACEMENT  
 FLOOR WASTE POSITIONS ARE INDICATIVE ONLY. FINAL POSITIONS TO BE DETERMINED BY LOCAL AUTHORITY PLUMBING REGULATIONS.

**FLOOR PLAN**  
 1:100

**SITE 91 - SPECIAL**

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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