



Located in Solana Over 50's
Lifestyle Resort Bribie Island

FOR SALE

PRIVATE CREEKSIDE VILLA WITH EXCEPTIONAL OUTDOOR LIVING IN SOLANA OVER 50'S

Tucked away on the very edge of Solana Lifestyle Resort, this beautifully maintained villa offers a rare combination of privacy, comfort and low-maintenance living. Featuring two bedrooms, two bathrooms, a study nook and a single garage, the home enjoys a peaceful outlook towards Dux Creek and benefits from having only one neighbouring property.

Located in a quiet no-through street, the only vehicles passing the home belong to owners or their guests, creating an exceptionally peaceful environment. Visitor parking is conveniently located nearby, while a pedestrian access gate just metres away provides easy access for daily walks, dog walking and enjoying the natural surroundings.

Inside, the spacious open-plan living and dining area is enhanced by high square-set ceilings, creating a bright and welcoming atmosphere. Air conditioning in both the living area and master bedroom ensures year-round comfort, while new ceiling fans throughout the home further enhance airflow and energy efficiency. A 2kW solar system helps reduce electricity costs and contributes to sustainable living.

The stylish kitchen has been thoughtfully designed for everyday living and entertaining, featuring stone benchtops with waterfall edges, quality appliances and excellent storage options. A large walk-in linen cupboard provides valuable additional storage rarely found in homes of this size.

One of the standout features of the property is the impressive north-east facing outdoor entertaining area. Offering exceptional privacy with no rear neighbours, this space captures cooling breezes and morning sunshine while providing a tranquil setting for relaxing or entertaining. Privacy screens and thoughtfully designed fencing allow natural light and airflow while maintaining a peaceful retreat.

The spacious master suite includes a walk-in robe, private ensuite, plantation shutters and air conditioning for added comfort. The second bedroom is ideal for guests, while the study nook provides a practical space for a home office or hobbies.

A separate laundry offers excellent functionality with direct access to a discreet clothesline area. Security screens throughout the home provide added peace of mind and allow fresh breezes to

2 BED | 2 BATH | 1 CAR

PRICE:
\$805,000

OPEN FOR INSPECTION:
N/A



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

INTRODUCING Sandpiper Floor Plan



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.