



## 2 Illawarra Avenue Bellara QLD

4 2 4

Mark VanDerZeil of Knobel & Davis (North) is proud to offer this wonderfully kept home to the market. Easy care brick & tile with neutral colours throughout, it is ideally located two doors from the bus route 642 and just 450 metres walking distance to the Bribie's foreshore beaches.

The owner of this home has lovingly cared for it ensuring any maintenance is kept up to date so you will find it to be one of those properties that you can just move into and then add your touches in your own time.

The living area is open plan giving that feeling of space and leads into a very workable kitchen layout offering a good sized breakfast bar. Fridge space is set up for the double door fridge with water connection for the ice maker. The bedrooms are well proportioned with loads of light and built in robes, ceiling fans and 2 split system aircon units help to keep the home cool.

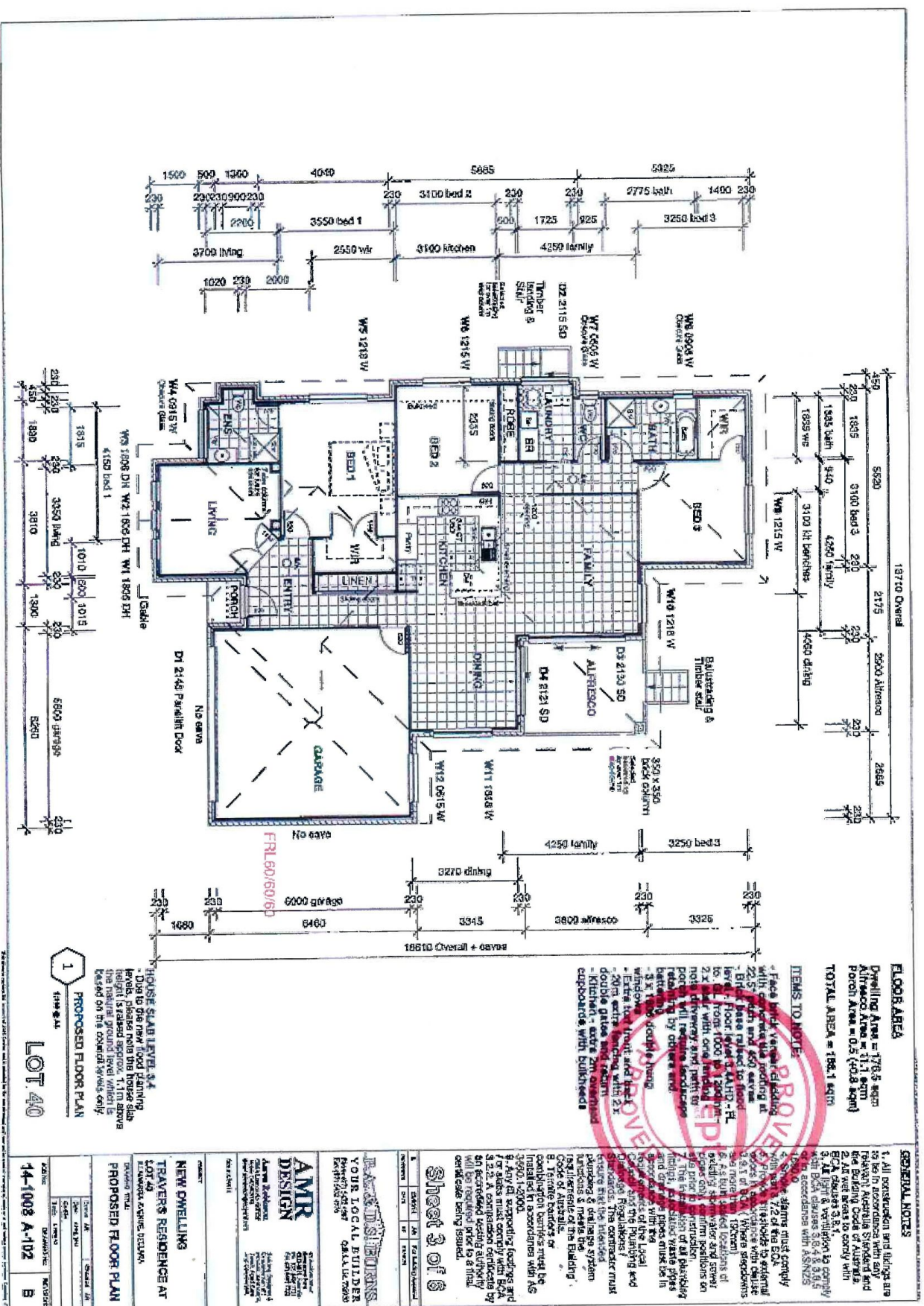
The property offers 2 spots for side access for the caravan,

**Price** : \$ 485,000  
**Land Size** : 531 sqm  
**View** : <https://www.kdnorth.com.au/sale/qld/redcliff-e-bribie-caboolture/bellara/residential/house/5671363>



**Mark Van Der Zeil**  
07 3410 7721





**FLOOR AREA**

Dwelling Area = 178.5 sqm  
Alfresco Area = 11.1 sqm  
Porch Area = 0.5 (40.8 sqm)  
TOTAL AREA = 189.1 sqm

**ITEMS TO NOTE:**

- 1. Face brick veneer cladding with concrete rendering at 22.5% minimum and 10% minimum.
- 2. Brick base rendered and painted.
- 3. Level: Floor level at 1.1m RL.
- 4. 2.0m x 2.0m x 2.0m concrete footings and walls.
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- 10. 2.0m x 2.0m x 2.0m concrete footings and walls.

**GENERAL NOTES**

- 1. All construction and building are to be in accordance with any relevant Australian Standard and the Building Code of Australia.
- 2. All work is to comply with the relevant Australian Standard.
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AMR DESIGN  
14-1008 A-102

PROPOSED FLOOR PLAN  
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TRAVELER'S RESIDENCE AT LOT 40  
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PROPOSED FLOOR PLAN  
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