



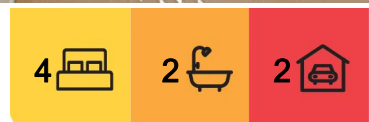
## Deception Bay, 92 Mariner Boulevard

LAWN MOWING INCLUDED - Double Gate Side Access.  
Large Home. Solar Power

Outstanding four bedroom home on a huge 1200 sqm!

This property recently sold to new owners which is set upon a sprawling 1,200m<sup>2</sup> block, this property epitomizes space and tranquillity, providing an idyllic sanctuary to call home. Step inside and be enchanted by the seamless fusion of indoor and outdoor living spaces designed to exceed your every expectation. Perfect for hosting gatherings or unwinding in privacy, the covered alfresco area invites you to enjoy alfresco dining and entertaining amidst the lush surroundings.

This home boasts luxurious touches throughout, from plush carpets to a deluxe kitchen that will inspire your culinary endeavours. The gourmet kitchen, adorned with Caesarstone benchtops and premium appliances, serves as the heart of the home, blending functionality with impeccable style. With multiple living zones across both floors, this



**For Lease**  
\$800 per week

**View**  
By Appointment

**Contact**  
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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Kallangur | Murrumba Downs**  
**(07) 3204 4666**

residence offers flexibility and comfort tailored to the modern family's lifestyle.

Property Highlights:

- 4 spacious bedrooms all with ceiling fans and 2 bathrooms
- Stunning street appeal
- Light-filled living/dining area with air-conditioning for year-round comfort
- Master bedroom featuring a walk-in-robe, ceiling fans, and a generous ensuite
- Additional bedrooms with built-in robes, upgraded ceiling fans, and plush carpet
- Stunning gourmet kitchen with Caesarstone benchtops, electric appliances, and ample pantry space
- Additional living and dining spaces set throughout the residence
- Main bathroom with separate shower and bath
- Remote double garage for secure parking
- Spacious laundry with abundant storage
- 24 x Solar Panels (6.25kW) for energy-efficient living
- Fully fenced yard for privacy and security with 12 visits per year to have your lawns done for you included in the rent.
- Family friendly haven with the street backing onto a nature reserve and park across the road

Located in the sought-after North Rise estate, this property offers a premium lifestyle enhanced by its proximity to the M1, bay side waterfront, and vibrant North Lakes precinct. Ideally positioned between Brisbane and the Sunshine Coast locations do not get better than this. With convenient access to major arterials, pristine beaches, shopping centres, and recreational facilities, every convenience is at your fingertips.

- 650 m to Moreton Downs State School
- 900 m to North Rise shops with IGA, take aways and a variety of amenities
- 3 min drive to Deception Bay State High School
- 4 min drive to Market Square Deception Bay
- 6 min to Christ the King Catholic Primary School
- 7 min drive to Bunnings and Costco at North Lakes
- 10 min drive to The Lakes College
- 14 min drive to Westfield North Lakes
- 25 min drive to Brisbane airport

Water Charges Apply

Disclaimer:

\*\*\* INSPECTIONS are a MUST before applications can be submitted \*\*\*

To arrange an inspection please click on the register to inspect tab or book inspection tab, this will then prompt you thorough to show inspection times or email you a link to arrange inspections. Should times not be available you will be notified as soon as more times are released or inspections become available again.

We accept our LJ Hooker Kallangur application forms and applications from 2 Apply ONLY. Other application platforms (1form, Ignite, Snug etc) are not accepted. Once you've registered for an inspection or inspected, you'll receive an email with links to both of the above application forms.



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## More About this Property

<b>Property ID</b>	266DF39
<b>Property Type</b>	House
<b>Land Area</b>	1200 sqm
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

### Lorraine Sellars

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**Kirsten Kopittke 0437 047 253**

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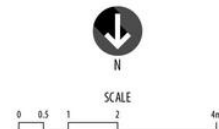
# SITE PLAN (not to scale)



MARINER BLVD



Total area: 216m<sup>2</sup> (approx.)  
Internal area: 156m<sup>2</sup> (approx.)  
Outdoor area: 60m<sup>2</sup> (approx.)  
Garage: 34m<sup>2</sup> (approx.)



## 92 MARINER BLVD, DECEPTION BAY

**DISCLAIMER:** ALL DIMENSIONS ARE AN APPROXIMATION ONLY AND NO GUARANTEE IS GIVEN WITH RESPECT TO ACCURACY.



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