



## Alexandra Hills, 12 Maclean Court

SOLD BY JAMES CARMICHAEL, GRAEME CARMICHAEL AND SCOTT WATSON



**For Sale**  
FOR SALE

**View**  
[ljhooker.com.au/BSXJF2S](http://ljhooker.com.au/BSXJF2S)

**Contact**  
**James Carmichael**  
0408 455 771  
[jcarmichael@ljhpropertycentre.com.au](mailto:jcarmichael@ljhpropertycentre.com.au)  
**Scott Watson**  
0423 355 475  
[swatson@ljhpropertycentre.com.au](mailto:swatson@ljhpropertycentre.com.au)

Discover this inviting 3 bedroom home nestled in a peaceful cul-de-sac in the sought-after suburb of Alexandra Hills. Perfect for first-time buyers, downsizers, or investors, this property boasts a blend of comfort, convenience and practicality.

### Property Features:

- \*3 Spacious Bedrooms: Ideal for family living or guests, with plenty of natural light.
- \*1 Well-Appointed Bathroom: Centrally located, featuring modern fixtures.
- \*Drive-Through Garage: Providing secure parking with additional access to the shed.
- \*Powered Shed: A versatile space for hobbies, storage, or a workshop.
- \*Side Access: Perfect for caravans, trailers, or boats.
- \*Water Tanks: A sustainable solution for gardening or household use.
- \*Ceiling Fans Throughout: Ensuring year-round comfort in every room.
- \*Stunning landscaped gardens.



**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 Property Centre**  
**(07) 3286 2500**



Situated close to schools, parks, shopping centers and public transport, this property offers the perfect blend of suburban tranquility and urban convenience.

Don't miss this opportunity to secure a fantastic home with all the features you've been searching for.

Additional Information:

- \* Owner occupied
- \* Rates: approx. \$812 per quarter
- \* Rental Appraisal: \$650 per week
- \* NBN ready

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

## More About this Property

<b>Property ID</b>	BSXJF2S
<b>Property Type</b>	House
<b>Land Area</b>	700 m2
<b>Including</b>	Air Conditioning Water Tank

**James Carmichael 0408 455 771**

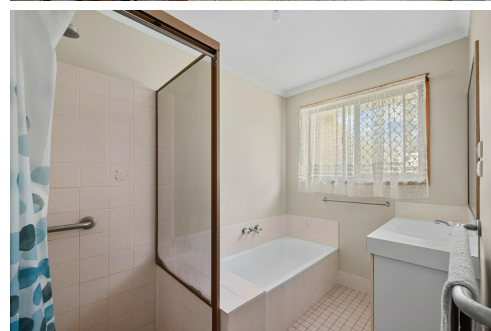
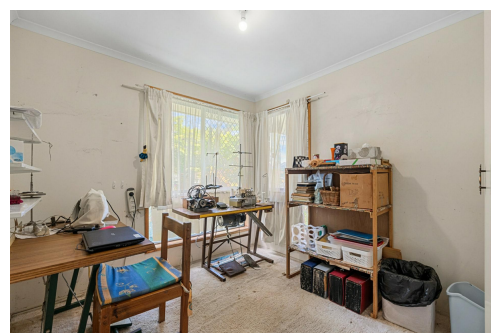
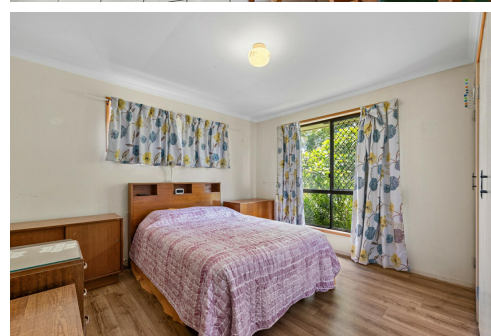
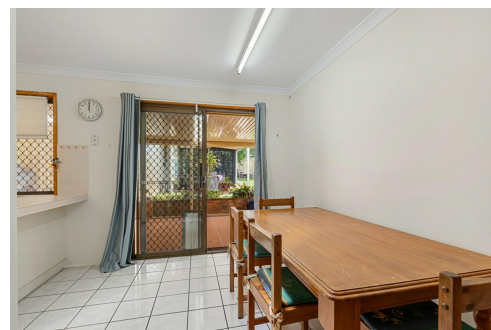
Licenced Real Estate Agent | [jcarmichael@ljhpropertycentre.com.au](mailto:jcarmichael@ljhpropertycentre.com.au)

**Scott Watson 0423 355 475**

Sales Agent | [swatson@ljhpropertycentre.com.au](mailto:swatson@ljhpropertycentre.com.au)

**LJ Hooker Property Centre (07) 3286 2500**

152-164 Shore St West, Raby Bay, Brisbane Qld 4163  
[propertycentre.ljhooker.com.au](http://propertycentre.ljhooker.com.au) | [hello@ljhpc.com.au](mailto:hello@ljhpc.com.au)



**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 Property Centre**  
**(07) 3286 2500**



## 12 Maclean Court, Alexandra Hills

PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.