



2 Troutbeck Court, Alexandra Hills

## Sold By Nyree Ewings

THIS HAS TO BE SEEN TO BE APPRECIATED... LOVINGLY RENOVATED WITH SO MUCH TO OFFER THIS FANTASTIC HOME BOASTS 4 CAR CARPORTS, LOCK UP GARAGE PLUS SEPARATE TRI STEEL SHED /WORKSHOP TOO!!

- Wide driveway for extra off street parking if needed
- Side access to boat port (2.6m high) & tri steel shed (8.8m x 4.2m) with lights and power
- Modern decor inside with separate lounge & dining area
- Central kitchen is the heart of the home with light colours overlooking entertaining & pool
- 4 bedrooms and renovated main bathroom with separate toilet
- Converted single garage is currently being used as children's play room
- Fitted out shed (6.2m x 3.8m) with pre fab steel frame and insulated panels (currently used as studio could be work from home or teenage zone)
- Large 10.4KW solar power system to help reduce the cost of living
- Large private entertaining area & sparkling in ground pool with ledge
- Big 874m<sup>2</sup> block with plenty of room for the kids and pets to play

IF YOU'VE GOT LOTS OF TOYS WE HAVE LOTS OF STORAGE!!! THIS OUTSTANDING HOME IS A GREAT OPPORTUNITY FOR

4 🚗 1 🚤 6 🚗

**FOR SALE**  
\$1.1M+

### AGENTS

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Alex Mitchell  
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### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500

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.



THOSE WHO WANT EVERYTHING IN A QUIET LOCATION WITH  
EASY ACCESS FOR FOR CONVENIENCE TO LOCAL AMENITIES

Additional Property Information:

Owner Occupied

Rates \$1271.42 per quarter including water

Rental Appraisal \$870 - \$900 pw

## MORE DETAILS

Property ID	BTSRF2S
Property Type	House
Land Area	874 m2
Including	Air Conditioning Dishwasher Grey Water System

**Nyree Ewings 0404 138 785**

High Performance Agent - Independent Contractor - Nyree Ewings  
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**Alex Mitchell 0418 540 179**

| [amitchell.cleveland@ljh.com.au](mailto:amitchell.cleveland@ljh.com.au)

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

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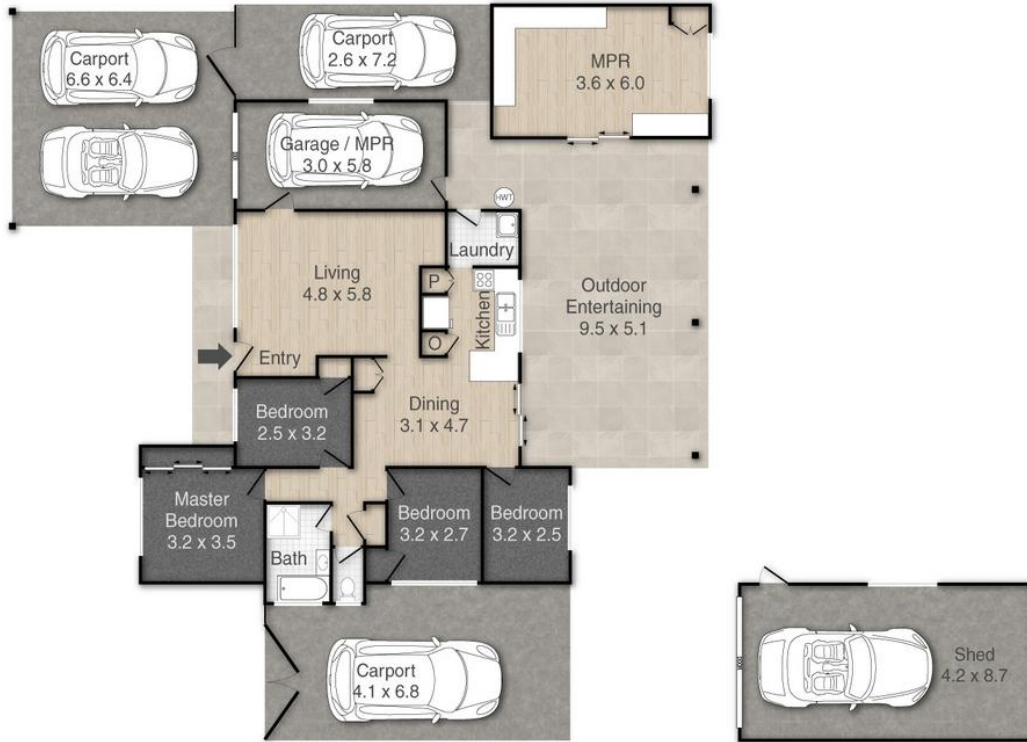


## 2 Troutbeck Court, Alexandra Hills

Covered Area: 307m<sup>2</sup>

*Nyree Ewings*

**LJ Hooker Property Centre**



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.



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**LJ Hooker**