

## Alexandra Hills, 70 Hanover Drive

A place to unwind!

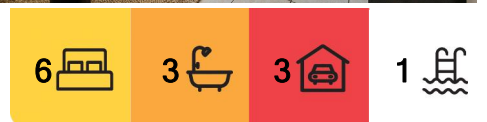
This impressive and substantial family home is ideally situated in an elevated position on an expansive 3014m<sup>2</sup> block with views out to the scribbly gum conservation area. The main living areas running along the full length of the property flow out to the alfresco area and enjoy impressive views from deep windows. The flexible floorplan and generous rooms will accommodate extended family groups, adapt for dual living and easily accommodate those working from home.

The property enjoys a quiet and secluded spot - with a large inground pool, half court tennis this home will tick all the boxes!

\*Double door entry foyer.

\*Open plan kitchen, dining and living room plus separate formal lounge —all with deep windows, views and access to the gardens.

\*Galley style kitchen with, built in pantry, electric oven and induction cooktop, dishwasher



**For Sale**  
Offers Invited

**View**  
[ljhooker.com.au/BSPJF2S](http://ljhooker.com.au/BSPJF2S)

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

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and breakfast bar.

\*Huge master suite with oversized walk-in robe and ensuite upstairs plus second master with en-suite on the ground floor.

\*3 further generous, light filled bedrooms upstairs —all with built ins and views to the conservation area.

\*Adjacent to the entry foyer are 2 further rooms, 1 with a built in —ideal as home offices or additional bedrooms.

\*Laundry and additional toilet.

\*Outdoor entertaining area running the full length of the property.

\*Extras include security screens, split system air conditioning and fans, heaps of storage.

\*In-ground pool with large terrace and half tennis court.

\*Triple lock up garage with additional storage and workshop area.

\*3014m2 private and peaceful fully fenced block with lawns and garden beds.

\*Excellent location walking distance to local schools and parks, close to Alexandra Hills and Capalaba shopping centres. This property provides the perfect backdrop for a Bayside lifestyle and is an easy commuting distance to Brisbane CBD.

Call now to book an inspection.

## More About this Property

<b>Property ID</b>	BSPJF2S
<b>Property Type</b>	House
<b>Land Area</b>	3014 m <sup>2</sup>
<b>Including</b>	Pool Outdoor Entertaining

### Karen Renouf 0413 473 461

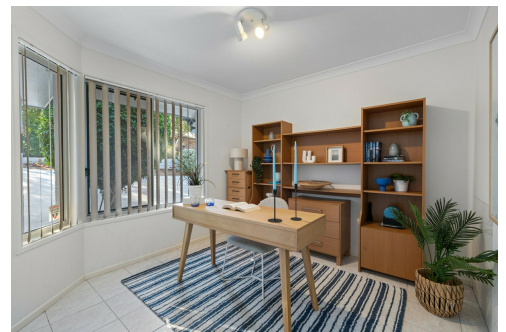
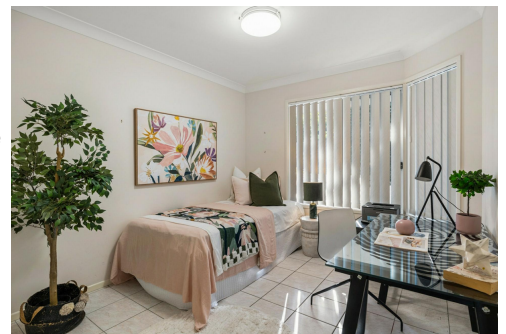
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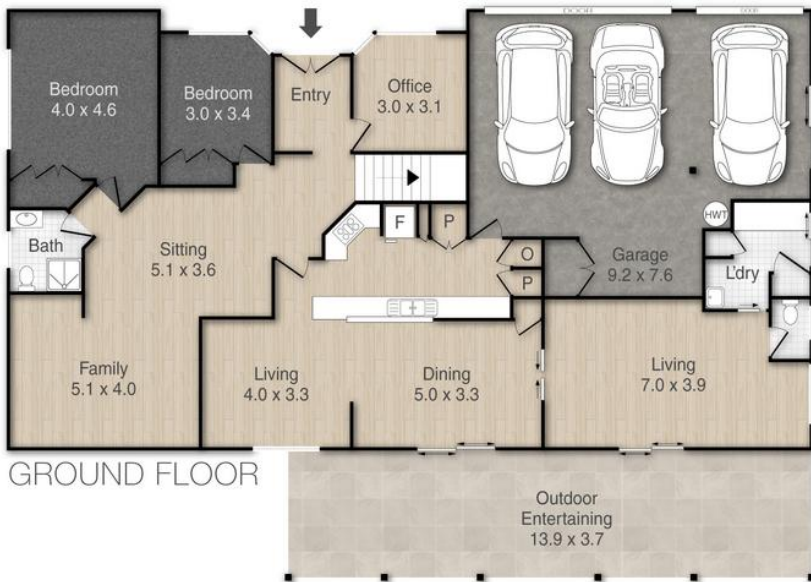
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## 70 Hanover Drive, Alexandra Hills

Total Approx Floor Area: 402m<sup>2</sup>

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.

*Team Renouf* **LJ Hooker**  
Property Centre