







12 Martingale Court, Raby Bay

EXCEPTIONAL WATERFRONT LIVING —GENEROUS 810M² BLOCK

Positioned in one of Raby Bay's most sought-after waterfront locations, this spacious family residence offers an outstanding opportunity to secure a substantial 810m² block with an impressive approximately 17-metre quay line, private pontoon and expansive water views.

Designed to embrace the waterfront lifestyle, the home delivers generous proportions, multiple living areas and an exceptional outdoor entertaining space overlooking the canal. Whether you're a boating enthusiast, a growing family or simply looking to enjoy everything Raby Bay has to offer, this is a property that ticks all the boxes.

PROPERTY FEATURES
" 810m² waterfront block with a generous, practical layout
• Approximately 17-metre quay line providing excellent waterfront frontage
• Private pontoon offering direct access to Raby Bay's waterways
" Expansive canal views across a wide stretch of water

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FOR SALE
$2,450,000+

VIEW
Sat 7th Nov @ 9:00AM - 9:30AM

AGENTS
Nyree Ewings
0404 138 785
newings@ljhpc.com.au

Jade Hale
0414 158 595
jade@ljhpc.com.au

AGENCY
LJ Hooker Property Centre
(07) 3286 2500

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

" Substantial two-storey family home with approximately 354m² under roof
- Five generously sized bedrooms, including three upstairs and two downstairs
- Spacious master suite featuring a walk-in robe and private ensuite
- Three bathrooms conveniently positioned throughout the home
- Multiple separate living areas providing excellent flexibility for families
- Large formal lounge with adjoining dining area
- Additional living and meals areas overlooking the outdoor entertaining space
- Well-appointed kitchen featuring stone benchtops, ample cabinetry and breakfast bar
- Huge covered outdoor entertaining area measuring approximately 10.5m x 6.9m, perfectly positioned to capture the waterfront outlook
- Beautifully maintained gardens and established tropical landscaping
- Generous waterfront lawn with plenty of room to relax and enjoy the surroundings
- Double lock-up garage with additional storage space, with side access, to allow a pool to be built.
- Solar panels to help reduce ongoing electricity costs
- An exceptional opportunity to enjoy the sought-after Raby Bay boating lifestyle

LOCATION & LIFESTYLE
- Enjoy boating, fishing and waterfront entertaining directly from your backyard
" Conveniently located close to Raby Bay Harbour's restaurants, cafés and bars
- Minutes from Cleveland CBD, shopping facilities and Cleveland train station
- Easy access to local schools, parklands and waterfront walking paths
- Positioned within one of the Redlands' most desirable waterfront communities

THE OPPORTUNITY
Waterfront properties offering this combination of land size, substantial quay frontage and generous family accommodation are always highly sought after.
With an impressive 810m² block, approximately 17 metres of waterfront frontage and a spacious residence designed for entertaining, 12 Martingale Court presents an outstanding opportunity to secure your own piece of the Raby Bay lifestyle.

Call today for arrange your private inspection.

Additional Property Information:
Vacant
Rates Approx $1,985 per qtr incl water
Rental appraisal $1,500 to $1,600 per week

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MORE DETAILS

Property ID	BUQNF2S
Property Type	House
House Size	354 m2
Land Area	810 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Fully Fenced











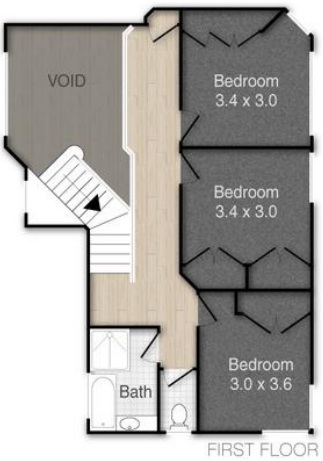
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Nyree Ewings Properties





12 Martingale Court, Raby Bay

5 Bed | 3 Bath | 2 Car
HOUSE AREA: 354m²

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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