



Raby Bay, 27 Compass Court

SOLD BY NYREE EWINGS

DESIGNED WITH ENTERTAINING IN MIND... THIS STUNNING HOME FEATURES LIVING AND BEDROOMS FACING THE WATER AND MULTIPLE OUTDOOR AREAS TO UNWIND AND ENJOY THE INCREDIBLE CANAL LIVING AND WATERFRONT LIFESTYLE... AND AMPLE OFF STREET SECURE PARKING FOR YOUR FAMILY TOO!

- * Set on an ideal 1090m2 block with North East aspect capturing morning sun & cool bay breezes
- * Wide waterfront frontage with 2 completely separate pontoons perfect for multiple boats/vessels
- * 3 Spacious separate lounge areas including media room, cozy formal lounge with fireplace & large sun room with ample natural light & high ceilings
- * Formal dining & lounge with bi-fold doors opening to the outdoor entertaining area
- * 4 bedrooms, master with custom designed walk-in robe & modern ensuite with under floor heating



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.

4 

2 

6 

For Sale
By Negotiation

View
ljhooker.com.au/BSZVF2S

Contact
Nyree Ewings
0404 138 785
newings@ljhpc.com.au
Alex Mitchell
0418 540 179
amitchell.cleveland@ljh.com.au

LJ Hooker Property Centre
(07) 3286 2500

- * Media room could be converted to ground level master suite
- * Additional powder room for guests
- * Double garage plus secure parking for additional 4 cars - electric gated entry
- * Separate home business area / Gym (air conditioned) or 3rd car garage (6m x 3.5m)
- * Oversized entertaining area plus separate outdoor pavilion with built-in bbq entertaining space beside resort style pool
- * Workshop / storage space plus climate controlled wine room for your impressive collection

THIS EUROPEAN INSPIRED ENTERTAINERS HOME IS THE PERFECT BASE FOR YOUR FAMILY AND YOUR BOAT - A VERY RARE OPPORTUNITY TO SECURE A LARGE BLOCK WITH HUGE QUAY LINE - IRREPLACEABLE WATERFRONT LIFESTYLE!!

Additional Property Information:

Owner Occupied

Rates Approx. \$2,477 per quarter

Rental Appraisal: Approx. \$1500 - \$1600 per week

More About this Property

Property ID	BSZVF2S
Property Type	House
House Size	404 m2
Land Area	1090 m2
Including	Study Air Conditioning Ducted Cooling Ducted Heating Fire Place Gym Dishwasher Workshop Built-in-Robes Fully Fenced Remote Garage Solar Panels

Nyree Ewings 0404 138 785

High Performance Agent - Independent Contractor - Nyree Ewings Pty Ltd |
newings@ljhpc.com.au

Alex Mitchell 0418 540 179

| amitchell.cleveland@ljh.com.au

LJ Hooker Property Centre (07) 3286 2500

152-164 Shore St West, Raby Bay, Brisbane Qld 4163
propertycentre.ljhooker.com.au | 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**

27 Compass Court, Raby Bay

House Area: 404m²

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.

