

4/136 Broadwater Terrace, Redland Bay

## SOLD BY JAMES AND GRAEME CARMICHAEL

Positioned right in the centre of Redland Bay, 4/136 Broadwater Terrace offers a well-proportioned two-bedroom, two-bathroom apartment with two car spaces, combining generous proportions, high-end finishes, and an exceptionally convenient lifestyle. Set within a secure and well-maintained complex, this residence has been extensively upgraded, delivering a level of finish rarely seen in apartment living.

### Property Highlights

#### Living & Layout

- Generous, well-designed floorplan offering comfortable everyday living
- Open-plan living and dining zone enhanced by timber flooring for warmth and durability
- Ceiling fans throughout and upgraded electrical provisions supporting modern living
- Excellent separation between living areas and bedrooms

#### Kitchen & Entertaining

- Statement kitchen featuring premium stone benchtops, including a substantial waterfall island

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**FOR SALE**  
UNDER CONTRACT

#### AGENTS

James Carmichael  
0408 455 771  
jcarmichael@jhpcc.com.au

Nick Marshall  
0435 608 324  
nmarshall@jhpcc.com.au

#### 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.



- High-end Bosch appliance suite, including 900mm induction cooktop, oven, rangehood and dishwasher
- Stone splashbacks and extensive cabinetry upgrades offering both style and storage
- Multiple power points and USB outlets thoughtfully positioned for everyday convenience
- Designed for entertaining, with seamless flow to the living area and balcony

#### Bedrooms & Bathrooms

- Two well-sized bedrooms providing flexibility for families, guests or a home office
- Master bedroom with a stylish ensuite, upgraded with stone vanity finishes and twin shower
- Bathrooms finished with quality fittings, recessed shaving cabinets and refined detailing

#### Outdoor Living

- Balcony transformed into a true entertaining space, complete with built-in BBQ cabinetry, stone benchtops and sink
- Practical drainage and tap installed to support outdoor use
- Ideal for relaxed outdoor dining and year-round entertaining

#### Parking & Storage

- Two secure basement car spaces
- Power supplied to both the car space and storage cage, adding a level of practicality rarely found in apartment living
- Secure, well-maintained complex providing peace of mind

#### Additional Features

- NBN connected (FTTP)
- Owner Occupied
- Council Rates: \$761 Per Quarter
- Body Corporate: approx. \$109 per week
- Rental Appraisal: approx. \$730 per week

#### Lifestyle & Convenience

One of the standout features of this apartment is its exceptional walk-to-everything location. Situated directly opposite the Redland Bay shopping precinct, everyday essentials are literally across the road.

- " Woolworths directly opposite, making grocery shopping effortless
- " A wide selection of cafés, takeaway options, medical services and specialty shops within the same precinct
- Redland Bay Hotel nearby for dining and casual catch-ups
- Easy access to public transport, connecting you to Cleveland, Victoria Point and surrounding suburbs
- Short drive to the Redland Bay foreshore, boat ramps and coastal walking paths

Whether you're looking for a refined owner-occupied home or a low-maintenance lifestyle with genuine quality throughout, this apartment offers a level of finish and convenience that stands apart.

#### Disclaimer:

All information provided is gathered from verified sources and owner-confirmed features; however, prospective buyers are advised to conduct their own due diligence to verify details.

Note: This property is being marketed without a specified price; the listing may appear in a price range for website functionality purposes only.

## MORE DETAILS

Property ID	BTY4F2S
Property Type	Apartment
House Size	221 m2
Land Area	221 m2
Including	Air Conditioning Balcony

### James Carmichael 0408 455 771

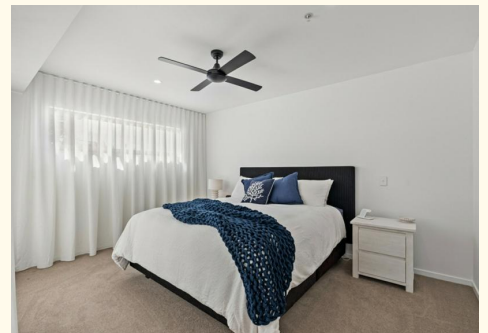
Licensed Real Estate Agent | [jcarmichael@ljhpropertycentre.com.au](mailto:jcarmichael@ljhpropertycentre.com.au)

### Nick Marshall 0435 608 324

Associate | [nmarshall@ljhpc.com.au](mailto:nmarshall@ljhpc.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)



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Total Area: 221m<sup>2</sup>



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