

## Redland Bay, 11 Melrose Court

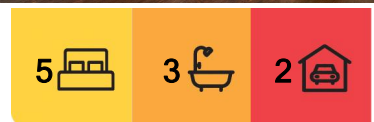
STYLISH EXECUTIVE LIVING WITH RESORT INSPIRED ENTERTAINING & POOL!!

IMPRESSIVE FROM THE MOMENT YOU ARRIVE THIS HOME CAPTURES EVERYTHING YOU COULD IMAGINE... EXPANSIVE OPEN PLAN LIVING AREAS WITH A GREAT INDOOR/OUTDOOR FLOW, SECURE PARKING FOR 4 VEHICLES, ROOM FOR LARGE FAMILIES WITH WORK FROM HOME SPACES AND AN ELEVATED LOCATION TO CAPTURE BAY GLIMPSES AND COOL BREEZES TOO...

- \* 4 Separate living areas including formal lounge, casual living & dining plus media room
- \* Gourmet kitchen featuring stone bench tops, double ovens and gas cooktop
- \* Alfresco entertaining overlooking stunning resort style pool and separate covered outdoor kitchen
- \* Wide double garage with work bench space and drive thru access to rear yard
- \* 5 bedrooms (one on ground floor) plus study/teenage retreat with built-in cabinetry
- \* Oversized master suite with large ensuite, dual vanities and custom designed walk-in



**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.



**For Sale**  
By Negotiation

**View**  
By Appointment

**Contact**  
**Nyree Ewings**  
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newings@ljhpc.com.au

**Alex Mitchell**  
0418 540 179  
amitchell.cleveland@ljh.com.au

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

robe

\* Front balcony to allow beautiful breezes & large back entertaining deck with bay views

\* Ducted air conditioning & Vacumaid

\* Great street appeal, wide welcoming entrance & secure fully fenced for the kids & pets

LOCATED IN THRIVING REDLAND BAY IN A QUIET CUL-DE-SAC WITH EASY ACCESS TO LOCAL PARKS, WATERFRONT, BOAT RAMP, SCHOOL & SHOPS - THIS IS AN OUTSTANDING OPPORTUNITY TO SECURE A QUALITY BUILT STATEMENT HOME

Additional Property Information:

- Owner occupied

- Built 2008

- Rental appraisal \$1100-\$1200pw

- Rates approx. \$1200 per qtr. incl. water

## More About this Property

<b>Property ID</b>	BSWUF2S
<b>Property Type</b>	House
<b>House Size</b>	373 m <sup>2</sup>
<b>Land Area</b>	737 m <sup>2</sup>
<b>Including</b>	Study Air Conditioning Ducted Cooling Ducted Heating Fire Place Balcony Dishwasher Built-in-Robes Fully Fenced Remote Garage Water Tank

**Nyree Ewings 0404 138 785**

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

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# 11 Melrose Court, Redland Bay

House Area: 373m<sup>2</sup>

*Nyree Ewings*

**LJ Hooker Property Centre**



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