



13 Emperor Drive, Redland Bay

SOLD BY JAMES AND GRAEME CARMICHAEL

Positioned on a 607m² block, 13 Emperor Drive presents a well-appointed family home combining practical living spaces with recent improvements. With multiple living areas, a flexible front media room or study, and side access suitable for a caravan, the home is well suited to families wanting space without sacrificing functionality.

Recent upgrades including, freshly painted, roof restoration works completed in July 2024 and a 10kW solar system installed in August 2024, along with tiled bedrooms completed in December 2025, add further appeal to a home that is already designed for comfortable family living. Combined with ducted air conditioning, high ceilings, and a rumpus room opening directly to the entertaining area, this is a property that offers both flexibility and long-term practicality.

Property Highlights

Living, Layout & Comfort

- Multiple living areas providing flexibility for families
- Front media room or study
- Rumpus room opening directly to the entertaining area
- Ducted air conditioning throughout

4 2 2

FOR SALE
UNDER CONTRACT

AGENTS

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

Nick Marshall
0435 608 324
nmarshall@ljhpc.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 ceilings enhancing natural light and space
- LED lighting throughout
- Bedrooms tiled in December 2025
- Brick veneer construction

Kitchen & Dining

- Functional kitchen positioned to connect easily with the main living and dining areas
- Practical layout supporting both everyday family use and entertaining

Bedrooms, Bathroom & Laundry

- Four bedrooms in total
- Master bedroom with walk-in robe
- Family-friendly bedroom layout suited to growing households
- Two bathrooms servicing the home

Parking & Storage

- Double garage accommodation
- Built-in storage within the garage
- Side access suitable for a caravan

Infrastructure & Efficiency

- Roof restoration completed in July 2024, including replacement of broken tiles and repainting
- 10kW solar system installed in August 2024

Prime Location

Redland Bay is well regarded for its relaxed bayside lifestyle, growing amenity base, and family-friendly feel. Emperor Drive sits in a particularly convenient pocket of the suburb, with both schooling and early learning close by, making it especially appealing to families with young children.

- Redland Bay State School nearby
- Goodstart Early Learning Redland Bay close by
- A range of childcare and kindergarten options operating across the suburb
- Redland Bay Shopping Village providing everyday retail and service convenience nearby
- Local boat ramp and bayside access adding to the lifestyle appeal of the area

Offering multiple living areas, recent practical upgrades, and a highly convenient position for family life, 13 Emperor Drive presents a strong opportunity to secure a well-rounded home in Redland Bay.

Additional Features

- NBN: Fibre to the Premises (FTTP)
- Rates: Approx. \$1,205.27 per quarter
- Rental Appraisal: Approx. \$830 per week

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.

MORE DETAILS

Property ID	BU93F2S
Property Type	House
House Size	240 m2
Land Area	607 m2
Including	Air Conditioning
	Built-in-Robes
	Fully Fenced

James Carmichael 0408 455 771

Licenced Real Estate Agent | jcarmichael@ljhpropertycentre.com.au

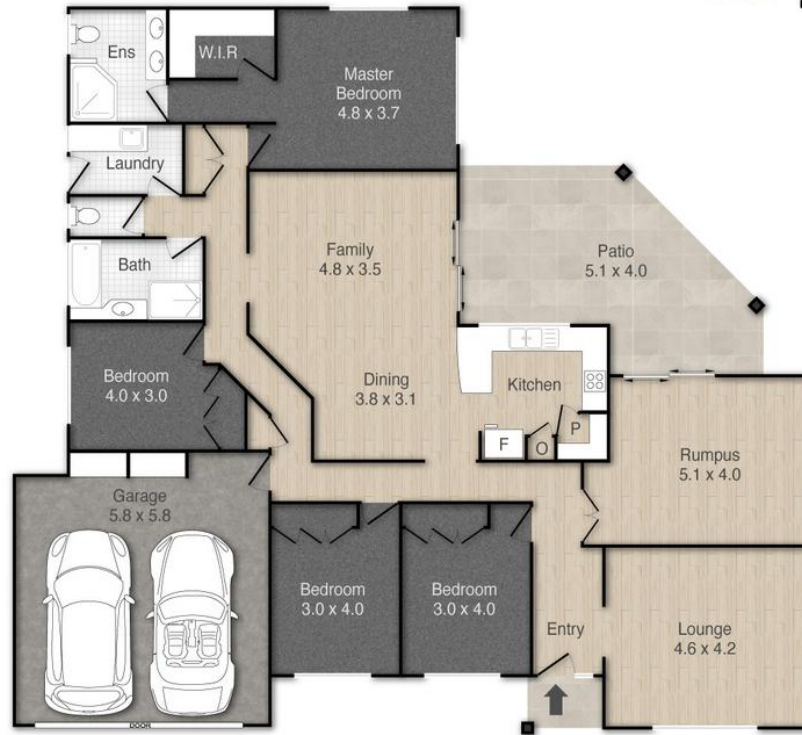
Nick Marshall 0435 608 324

Associate | 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 | hello@ljhpc.com.au





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Covered Area: 240m²



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