

13 Swansea Circuit, Redland Bay

## SOLD BY JAMES AND GRAEME CARMICHAEL

Welcome to 13 Swansea Circuit, Redland Bay, a meticulously designed home built in 2018 by Bask Homes, offering a perfect blend of modern style, smart functionality, and energy efficiency. Situated on a low-maintenance 336m<sup>2</sup> block, this property is ideal for families or professionals seeking a quality bayside lifestyle in a peaceful, well-connected community.

### Property Highlights




#### Living & Comfort:

- Four spacious bedrooms designed for family living
- Two bathrooms with floor-to-ceiling tiles, plus an additional powder room downstairs
- Floating staircase and higher ceilings enhance space and natural light
- LED lighting throughout for energy efficiency
- Open-plan living and dining with seamless indoor-outdoor flow

#### Kitchen & Utilities:

- Contemporary kitchen with a large 900mm gas cooker and quality appliances
- Walk-in butler's pantry providing additional storage and workspace

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.

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**FOR SALE**  
UNDER CONTRACT

### AGENTS

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### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500

 **LJ Hooker**

- 6.6kW solar system with EV charger for sustainable living
- Full irrigation system installed for easy garden maintenance
- Separate internal laundry and functional family layout

#### Outdoor Features:

- Covered alfresco area for year-round entertaining
- Fully fenced and low-maintenance backyard
- Double lock-up garage with internal access

#### Additional Features:

- Owner occupied
- Built in 2018 by Bask Homes
- NBN Fibre to the Premises (FTTP) connection

#### Prime Location

Enjoy the quiet lifestyle while staying connected to everything Redland Bay has to offer:

- 4 min to Redland Bay State School
- 6 min to Redland Bay Marina and foreshore walking tracks
- 8 min to Victoria Point Shopping Centre and dining precinct
- Close proximity to parks, sporting fields, and boat ramps
- Easy access to public transport and arterial roads to Brisbane and the Gold Coast

This is a rare opportunity to secure a modern, energy-efficient home in a peaceful and family-friendly estate. 13 Swansea Circuit offers the perfect blend of contemporary design and everyday practicality in one of Redland Bay's most desirable pockets.

#### Additional Information:

- Vacant
- NBN Ready
- Rates Approx: \$1,087.51 Per Quarter
- Rental Appraisal: \$1100 Approx 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.

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	BTGFF2S
Property Type	House
House Size	213 m2
Land Area	336 m2
Including	Air Conditioning Outdoor Entertaining Solar Panels

#### James Carmichael 0408 455 771

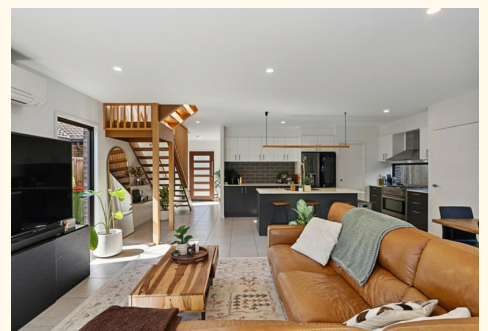
Licensed Real Estate Agent | [jcarmichael@ljhpropertycentre.com.au](mailto:jcarmichael@ljhpropertycentre.com.au)

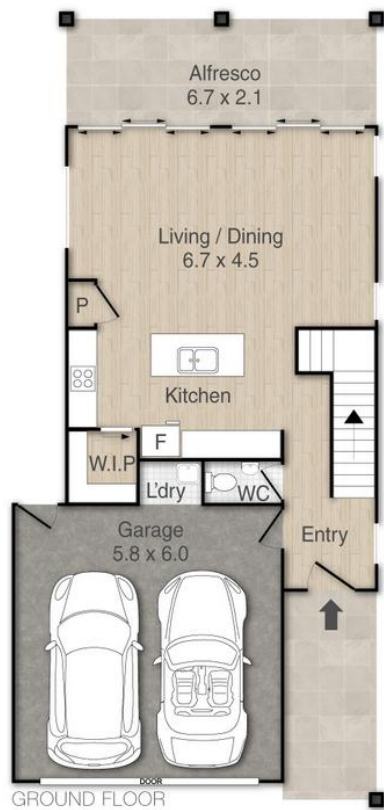
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Covered Area: 213m<sup>2</sup>



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