



14 Brittle Street, Redland Bay

## SOLD BY JAMES AND GRAEME CARMICHAEL

Welcome to 14 Brittle Street, Redland Bay - a luxurious double-storey residence nestled in the heart of the highly sought-after Shoreline Estate. Built in 2023 by Burbank Homes and designed for effortless family living, this immaculate home combines premium finishes, smart design, and space to entertain in style. Positioned on a generous 512m<sup>2</sup> block, it's the ideal lifestyle upgrade in a coastal-inspired community surrounded by quality new homes.

### Property Highlights

#### Living & Comfort:

- Four oversized bedrooms including a downstairs guest suite with walk-in robe
- Additional study/home office, perfect for remote work or a fifth bedroom option
- Expansive open-plan living and dining area downstairs
- Second living/media retreat upstairs
- 2.6m ceilings and wide staircase enhance the feeling of space
- Plantation shutters and ducted air conditioning throughout

#### Kitchen & Utilities:

- Modern kitchen with quality appliances and ample storage
- Gas cooktop, electric hot water, and dishwasher included

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**

- Durable 90mm timber frame construction (vs 60mm standard)

Outdoor Features:

- Undercover alfresco entertaining area
- Fully fenced backyard with low-maintenance landscaping
- Double remote garage with internal access

Additional Features:

- Over 20 solar panels for excellent energy efficiency
- Owner occupied and immaculately presented
- NBN Fibre to the Premises (FTTP) connection
- Built in 2023 by Burbank Homes

Lifestyle in the Shoreline Estate

Set within the exciting Shoreline Masterplanned Community, this property offers more than just a home - it offers a lifestyle. Designed around nature and convenience, residents enjoy:

- Direct access to the bay: Shoreline's coastal walkways and open parklands stretch to the water's edge, perfect for weekend strolls and sunset views
- Community amenities: Enjoy dog parks, children's playgrounds, BBQ facilities, and open green spaces just moments from your doorstep
- Future town centre: With retail, dining, cafes and a proposed medical precinct coming soon, everything you need will be within reach
- Bay Island access: Just minutes to the ferry terminals at Redland Bay for trips to Macleay, Russell and other Bay Islands
- Lifestyle focus: Wide streets, landscaped parks, and a friendly community vibe make Shoreline one of Redland Bay's most desirable pockets

Education & Convenience:

- 4 min to Redland Bay State School
- 10 min to Victoria Point State High School
- 5 min to Redland Bay Shopping Village
- 8 min to Victoria Point Shopping and Dining Precinct
- Easy access to public transport and arterial roads

Additional Information:

- NBN Ready
- Rates Approx: \$1,190 Per Quarter
- Rental Appraisal: Approx \$900 - \$950 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	BTE1F2S
Property Type	House
House Size	279 m2
Land Area	512 m2
Including	Study Air Conditioning Outdoor Entertaining Solar Panels

### James Carmichael 0408 455 771

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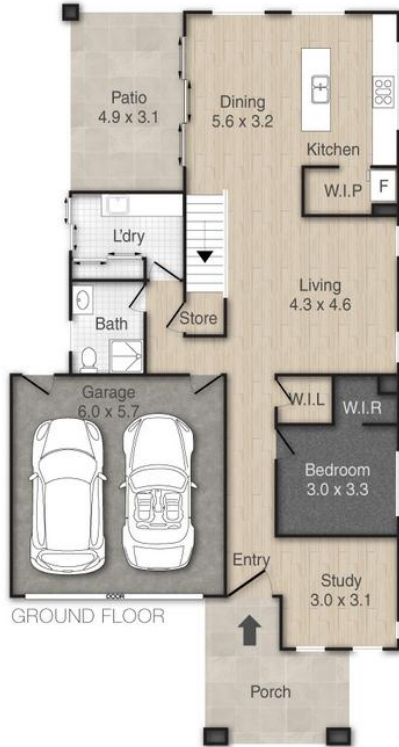
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## 14 Brittle Street, Redland Bay

Covered Area: 279m<sup>2</sup>

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.