

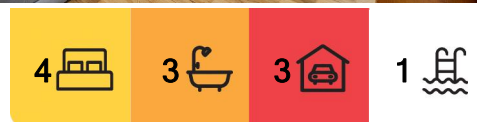
Redland Bay, 22 Cliftonville Place

Right out of Better Homes & Gardens

Welcome to this beautifully presented 375sqm family residence, perfectly positioned on an elevated 738m² block in a quiet cul de sac just one street from the waterfront. Built in 2001 and meticulously maintained, this home offers space, comfort, and lifestyle in a highly sought-after Redland Bay location —all within walking distance to the scenic Redland Bay foreshore and exciting new local developments.

Upstairs, you'll find four spacious bedrooms including a generous master suite with walk-in robe and ensuite. The main bathroom features both a shower and a separate bath, ideal for growing families.

The heart of the home is the expansive spacious kitchen, complete with a 900mm gas cooktop, double oven, dishwasher, and double fridge space —perfect for entertaining and everyday living. Multiple living areas, including a theatre room, family room, and a separate lounge, offer flexibility for families of all sizes. Vaulted ceilings and plantation shutters add



For Sale
Please Call

View
ljhooker.com.au/BTAKF2S

Contact
Chris Cover
0450 873 117
ccover@ljhpropertycentre.com.au

David Bradley
0412 557 777
davidbradley@ljhpropertycentre.com.au



LJ Hooker Property Centre
(07) 3286 2500

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.

character and comfort throughout the home.

Step outside to the private rear entertaining area, featuring a massive covered alfresco deck overlooking the saltwater inground pool —perfect for hosting guests or relaxing with the family. This elevated home is filled with natural light and catches cool bay breezes year-round.

Property Features:

- * 4 bedrooms plus study including master with ensuite & walk-in robe
- * 4 separate internal living areas
- * Large kitchen with 900mm gas cooktop, 2 ovens, dishwasher & double fridge space
- * Vaulted ceilings, plantation shutters & Crimsafe screens
- * Massive covered outdoor entertaining area + rear deck
- * Inground saltwater pool with new chlorinator
- * Triple lock-up garage with epoxy flooring & built-in storage
- * Parking for up to 6 cars - Remote control electric gate
- * Sought-after cul de sac - Elevated 738m² lot
- * Fibre Internet to the premises + 6 ethernet points
- * 6kW ducted air conditioning
- * 4kW solar system (new panels & inverter —2022)
- * Roof Restoration 2022
- * Painted internally approx. 2018
- * Insulation to upper level

Located just 1.5km from the new Woolworths precinct and satellite hospital, this home delivers lifestyle, location, and long-term value in one complete package.

Don't miss this rare opportunity —contact us today to arrange your inspection. We look forward to seeing you at the open home!

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

More About this Property

Property ID	BTAKF2S
Property Type	House
Land Area	738 m2
Including	Air Conditioning Pool Outdoor Entertaining

Chris Cover 0450 873 117

Sales Agent | ccover@ljhpropertycentre.com.au

David Bradley 0412 557 777

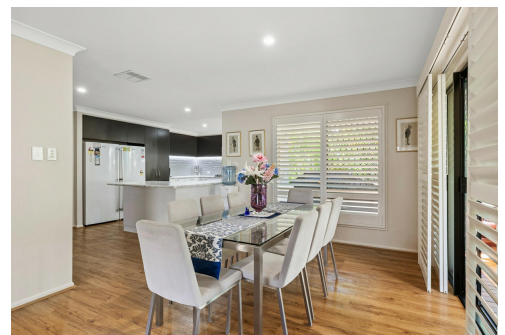
Independent Contractor - David Jon Bradley Real Estate | davidbradley@ljhpropertycentre.com.au

LJ Hooker Property Centre (07) 3286 2500

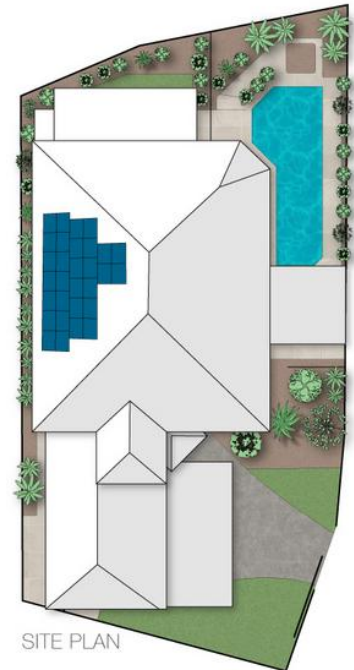
152-164 Shore St West, Raby Bay, Brisbane Qld 4163
propertycentre.ljhooker.com.au | hello@ljhpc.com.au



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.



LJ Hooker Property Centre
(07) 3286 2500



22 Cliftonville Place, Redland Bay

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.