



28 Dart Street, Redland Bay




## STYLISH CONTEMPORARY LIVING WITH LANDSCAPED GARDENS & BAY GLIMPES

MODERN LIVING INCORPORATING EASY MAINTENANCE AND AN OUTDOOR ENTERTAINING LIFESTYLE. A STRIKING HOME WITH HIGH END FINISHES

- Step inside to be welcomed by high vaulted ceiling showcasing a chandelier and hybrid, blackbutt floors
- 4 bedrooms, 3 bathrooms and 2 outdoor entertaining areas
- Rendered front wall with lighting provides privacy with pad installed for future electric gate

### DOWNSTAIRS

- Bedroom with ensuite bathroom/powder room
- Large open plan living area
- Kitchen delivers elegance and functionality. Black/white theme with grey streaked Caesarstone counter tops. 2 pac finish Soft close drawers. Double Bosch oven (steam and pyrolytic) and warming drawer make this cooking tower complete. Induction cook-top with German-made Schweigen outside vented exhaust fan (Motor is outside the house). Walk-in butler's pantry.
- Dining area with a picture window overlooking water feature,

4  3  2 

**FOR SALE**  
By Negotiation

**VIEW**  
Sat 20th Jun @ 1:00PM - 1:30PM

**AGENTS**  
Nyree Ewings  
0404 138 785  
newings@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.

 **LJ Hooker**

- tropical landscaped gardens, lawn and sparkling pool
- The outdoor entertaining area is equipped with Alfresco barbeque with fridge and the entire area is protected with an automatic blind

#### UPSTAIRS

- Sitting area is also a quiet reading area with a kitchenette for entertaining
- The upstairs deck gives water views to Victoria Point, and the shutters and electric blind provides all-weather protection

Within the Main bedroom wing meticulous attention had been given to tiles, carpets and hanging lights

- Incorporates a study, walk-in wardrobe and large ensuite.
- 2 more bedrooms share a bathroom

The home provides all the necessary features for modern high-end living. Shutters throughout.

- Security —crim safe screens; Alarm installed; 6.6 kWh solar panels
- Garden lighting front and back; Garden shed; 2 car garage

IN A QUIET TREE-LINE STREET, ONE STREET BACK FRO MTHE WATERFRONT, SHORT STROLL TO THE REDLAND BAY GOLD CLUB. WALK TO THE VILLAGE SHOPS INCLUDING SUPERMARKET, COFFEE SHOPS, NEWS AGENCY, POOL SHOPS, TAKEWAYA OUTLETS, DOCTORS SURGERYAND NEARBY HOTEL

#### Additional Property Information:

Owner Occupied

Rates Approx \$1,180 per qtr incl water

Rental Appraisal \$1,100 per week

Built 2019

#### MORE DETAILS

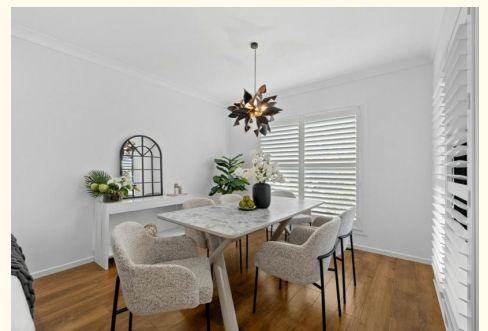
Property ID	BU82F2S
Property Type	House
House Size	281 m2
Land Area	584 m2
Including	Study Air Conditioning Dishwasher Built-in-Robes Remote Garage Solar Panels

#### Nyree Ewings 0404 138 785

High Performance Agent - Independent Contractor - Nyree Ewings Pty Ltd | [newings@ljhpc.com.au](mailto:newings@ljhpc.com.au)

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

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*Nyree Ewings*



28 Dart Street  
REDLAND BAY

4 Bed | 3 Bath | 2 Car  
HOUSE AREA: 281m<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.

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