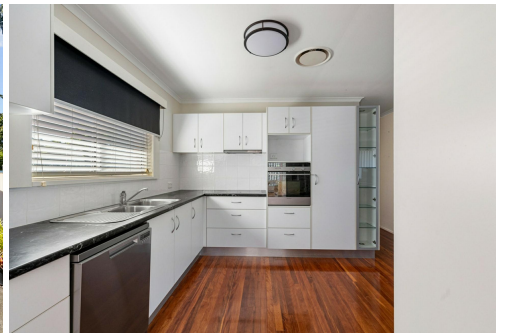




Boundary markings are approximate



Redland Bay, 31 Jania Street

VERSATILE BAYSIDE LIVING WITH DUAL LIVING POTENTIAL

Welcome to 31 Jania Street, Redland Bay - a spacious and upgraded family home set on a generous 607m² block in a quiet, convenient pocket. With multiple living zones, a large powered shed, and stylish renovations, this property offers both lifestyle and potential for dual living.

Property Highlights

Living & Comfort:

- *Three generous bedrooms with natural light
- *Two recently renovated bathrooms with quality finishes
- *Expansive downstairs rumpus room with potential for dual living
- *Separate dining and living zones for flexible use
- *Ducted air conditioning throughout



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.

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For Sale
FOR SALE

View
By Appointment

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

Nick Marshall
0435 608 324
nmarshall@ljhpc.com.au

LJ Hooker Property Centre
(07) 3286 2500

*Plantation shutters throughout downstairs for style and privacy

Kitchen & Utilities:

- *Functional kitchen with ample storage and bench space
- *Internal laundry with external access
- *Ducted air conditioning system
- *5kW solar system with battery storage for energy efficiency

Outdoor Features:

- *Brand new elevated deck (installed just 1 month ago) with pull-down blackout screen blinds
- *Covered downstairs patio area with matching pull-down blinds
- *Side access to a large double bay powered shed
- *Automatic gate on side access
- *607m² block with ample outdoor space for pets or family

Additional Features:

- *Owner occupied
- *Connected to NBN Fibre to the Premises (FTTP)
- *Located within Redland City Council
- *No flood or heritage overlays detected

Prime Location

Positioned in a peaceful, family-friendly street just moments from:

- *Redland Bay Village shopping precinct (3 min drive)
- *Redland Bay State School (4 min drive)
- *Redland Bay Marina and boat ramp (6 min drive)
- *Parks, walking tracks, and foreshore within minutes
- *Easy access to public transport and main arterial roads

Additional Information:

- * Vacant
- * NBN Ready
- * Rates Approx: \$833 Per Quarter
- * Rental Appraisal: Approx \$790 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.



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More About this Property

Property ID	BTEFF2S
Property Type	House
House Size	179 m2
Land Area	607 m2
Including	Air Conditioning Solar Panels

James Carmichael 0408 455 771

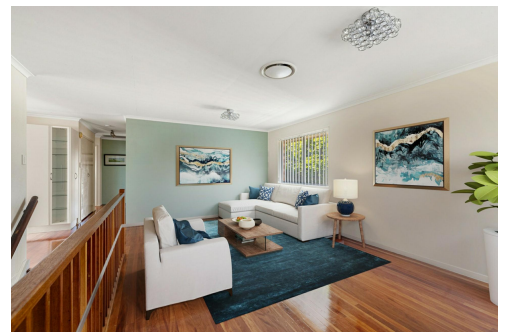
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31 Jania Street, Redland Bay

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.