



36 Emperor Drive, Redland Bay

Sold By Nyree Ewings

FAMILY ENTERTAINER WITH SIDE ACCESS & CARAVAN PORT - WITH BUSHLAND OUTLOOK

THIS SPACIOUS LOWSET HOME OFFERS A MODERN LAYOUT WITH MULTIPLE LIVING AREAS AND PLENTY OF ROOM TO ENTERTAIN - ALL POSITIONED IN A SOUGHT AFTER POCKET OF REDLAND BAY. A PRACTICAL FLOORPLAN OF 305M² UNDER ROOF, YOU'LL APPRECIATE THE GENEROUS PROPORTIONS AND FAMILY-FRIENDLY DESIGN.

- Large modern kitchen with breakfast island bar and ample storage
- Spacious open plan design featuring formal lounge, casual living and dining
- 4 bedrooms including large master with big walk-in robe and dual vanities in ensuite
- Seamless flow to the covered alfresco overlooking the backyard
- " Backs onto bushland for privacy and peaceful living
- " Double garage with epoxy flooring + side access carport —ideal for boats, caravans or trailers
- Rainwater tank plumbed to the home to reduce water consumption
- Solar system to help with the cost of living
- Ducted Air-conditioning throughout for year-round comfort

THIS IS A HOME THAT TICKS ALL THE BOXES —SPACIOUS,

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
\$1.15M+

AGENTS

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AGENCY

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LJ Hooker

PRACTICAL AND READY TO MOVE STRAIGHT INTO - WITH ROOM FOR YOUR LIFESTYLE TO GROW AND IN A GREAT LOCATION CLOSE TO SCHOOLS, PARKS AND WATERFRONT WALKWAYS THIS IS THE PERFECT CHOICE FOR FAMILIES AND FOR THOSE DOWNSIZING WITHOUT COMPROMISING

Additional Property Information:

- Built 2008
- Rates approx. \$1050pq incl. water
- Rental appraisal \$820- \$850 pw

MORE DETAILS

Property ID	BTMBF2S
Property Type	House
Land Area	667 m2
Including	Air Conditioning Water Tank

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House Area: 305m²

Nyree Ewings
LJ Hooker Property Centre



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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