







36 Jania Street, Redland Bay

Sun, Sea & Space - A Welcoming 4-Bed Home by the Coast

Stepping into a home that has been lovingly cared for and maintained to an exceptional standard is always a delight and 36 Jania Street, Redland Bay delivers that feeling the moment you arrive.

Immaculately presented and built with quality at its foundation, this residence features a steel frame, brick construction, Colorbond roof and beautifully kept gardens. It's a standout choice for savvy investors, downsizers or home buyers seeking a move-in-ready home in a peaceful bayside pocket.

And the lifestyle here is hard to beat. A gentle two-minute stroll takes you straight to the waterfront complete with a boat ramp, scenic coastal walking paths and a popular dog park. It's the perfect extension of your everyday routine.

Main Features:
- Easy-care floor tiles throughout the living areas and kitchen
- Formal lounge with ceiling fan and blinds
- Modern galley-style kitchen with stone benchtops, generous storage and quality appliances
- Dining area with ceiling fan, blinds and sliding doors to the outdoor

4 2 2

FOR SALE
All Offers Considered

VIEW
By Appointment

AGENTS
Paul Jackson
0435 870 783
pjackson@ljhpropertycentre.com.au

Oliver Rizzuti
0423475239
orizzuti@ljhpropertycentre.com.au

AGENCY
LJ Hooker Property Centre
(07) 3286 2500

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

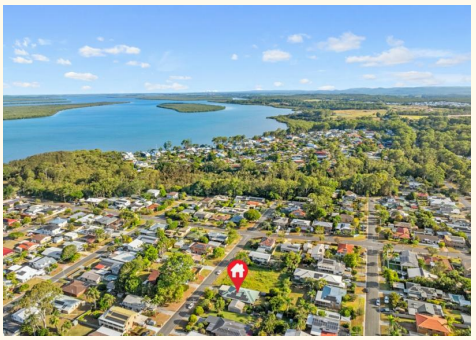
entertaining space
- Family room with air conditioning, feature wood-burner fireplace and ceiling fan
- King-size master bedroom with walk-in robe, ensuite and sliding door access to the tiled alfresco area with privacy blind
- Bedrooms 2 & 3: Queen-size, carpeted, mirrored built-in robes and ceiling fans
- Bedroom 4: Built-in robe and ceiling fan, ideal as a home office
- Main bathroom with full-size bath, shower and vanity
- Separate toilet
- Laundry with sink and external access
- Outdoor entertaining area with ceiling fan and remote-controlled electric blinds
- Private rear garden with lawn, flower beds, garden shed and low-maintenance side access
- Neat, tidy garage with sealed flooring and high remote-controlled door
- Additional covered parking via the front carport
- Solar panels and energy-efficient electric hot water system
- Beautifully maintained front garden and welcoming entrance

Location Highlights:
Moments from bus stops, service station, cafés, shops, an early learning centre, parks and the Red Edge Shopping Precinct with a café, bakery, IGA, doctors and gym.

Inspection:
Contact Paul Jackson the agent to arrange a private inspection.

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MORE DETAILS

Property ID	BTZYF2S
Property Type	House
House Size	152 m2
Land Area	607 m2
Including	Air Conditioning
	Toilets (2)
	Outdoor Entertaining
	Solar Panels

Paul Jackson 0435 870 783
Independent Contractor - Walkitoff Pty Ltd |
pjackson@ljhpropertycentre.com.au
Oliver Rizzuti 0423475239
| orizzuti@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

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Covered Area: 234m²

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