



36 Jania Street, Redland Bay

## PRISTINE COASTAL HOME

Walking into a home meticulously cared for and maintained to a high standard by the owner is sure to bring a smile to your face. 36 Jania Street, Redland Bay, is one of these properties and now awaits your interest.

A gentle two minute walk will bring you to the picturesque bay with its boat ramp and the scenic coastline walk and local dog park.

### Features:

- Living areas and kitchen covered in easy maintenance floor tiles.
- Formal lounge with ceiling fan and blinds.
- Elegant galley kitchen featuring stone countertops, ample storage including cupboards, drawers, and a pantry, complemented by high-quality electrical appliances.
- Dining area with ceiling fan, blinds and sliding doors to the outdoor area.
- Family room with air conditioning and ceiling fan.
- Master bedroom: King-size, with carpet, ceiling fan, walk in robe, ensuite bathroom and sliding door to Al Fresco tiled patio area with a privacy blind.
- Hallway to three more bedrooms, bathroom, and laundry.
- Bedrooms 2+3: Queen-size with carpet, inbuilt mirrored robe, and ceiling fan.

4 2 2

### FOR SALE

Contact Agent

### VIEW

By Appointment

### AGENTS

Paul Jackson

0435 870 783

[pjackson@ljhpropertycentre.com.au](mailto:pjackson@ljhpropertycentre.com.au)

### AGENCY

LJ Hooker Property Centre

(07) 3286 2500

- Bedroom 4: with inbuilt robe and ceiling fan used as a study.
- Laundry room with sink and access door to the outside.
- Outdoor entertainment area with ceiling fan, remote controlled electric blinds.
- Private rear garden with lawn, flower beds and garden shed, side accesses are easy maintenance with gravel, good drainage, and paving stones.
- Neat and tidy garage with sealed floors and high garage remote door.
- Carport for addition covered parking.
- Solar Panels to the roof and electric energy efficient water heater.
- Beautifully maintained front garden and entrance.

Nearby bus stops, service station, cafes, shops, early learning centre, parks, the Red Edge shopping precinct with a cafe, bakery, IGA, doctors and gym.

Call to arrange a private inspection.

**Disclaimer:** We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but make no representation or warranty as to the accuracy or completeness of the information relating to this property. Prospective purchasers should make their own enquiries in respect of any property or information in this advertisement. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained therein.

**Note:** This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

## MORE DETAILS

Property ID	BTZYF2S
Property Type	House
House Size	152 m <sup>2</sup>
Land Area	607 m <sup>2</sup>
Including	Air Conditioning
	Toilets (2)
	Outdoor Entertaining
	Solar Panels

## Paul Jackson 0435 870 783

Independent Contractor - Walkitoff Pty Ltd |  
[pjackson@ljhpropertycentre.com.au](mailto:pjackson@ljhpropertycentre.com.au)

## LJ Hooker Property Centre (07) 3286 2500

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36 Jania Street, Redland Bay

Covered Area: 234m<sup>2</sup>



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