



## Redland Bay, 43 Mountain Ash Way

### COASTAL COMFORT MEETS FAMILY LUXURY - ELEVATED & PRIVATE LIVING

NEAR NEW HOME PACKED WITH SO MANY EXTRA FEATURES —THIS IS A DREAM HOME WHERE TRANQUIL LIVING OPPOSITE BUSHLAND MEETS MODERN CONVENIENCE OFFERING A PERFECT BLEND OF STYLE, SPACE AND COASTAL CHARM.

From the moment you step inside, you'll feel the warmth of this thoughtfully designed home. A wide hallway leads you into a flowing open-plan layout, where natural light pours in through large windows and sliding glass doors - creating a breezy, welcoming atmosphere.

Highlights Include:

\* Downstairs offers a beautifully appointed kitchen with stone bench tops, stainless steel appliances, breakfast bar and a large Butler's pantry



**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**  
\$1,199,000+

**View**  
By Appointment

**Contact**  
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**Alex Mitchell**  
0418 540 179  
amitchell.cleveland@ljh.com.au

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

- \* Large study/office could be used as a 5th bedroom or work from home space
- \* Light-filled living & dining areas that open onto a covered outdoor patio - ideal for weekend BBQs or quiet evenings under the stars
- \* Upstairs the master suite overlooks the beautiful bushland and includes a walk-in robe and additional standalone wardrobe, plus ensuite with double vanities
- \* Teenage retreat / 2nd living area upstairs
- \* Three additional generous sized bedrooms all with walk-in robes and ceiling fans
- \* Ducted air conditioning (MyAir) for year-round comfort, quality flooring, and plenty of storage throughout are also key features
- \* Fully fenced backyard with new 3m x 3m insulated shed on slab - great for home gym, teenage escape or hobby/activity area
- \* Room for the kids and pets.
- \* Double lockup garage with epoxy flooring + parking for 2 more cars behind the electric gate
- \* Solar power to help reduce the cost of living

Located just minutes from the bay, boat ramps, parks, and walking trails, this home offers the best of the Redlands lifestyle. Local schools, shops, cafes, and Redland Bay's village-style centre are all within easy reach - not to mention the nearby golf course and ferry to the Southern Moreton Bay Islands.

Whether you're upsizing, downsizing, or investing, 43 Mountain Ash Way is a rare opportunity to secure a slice of paradise in one of Redland Bay's most sought-after pockets.

#### Additional Property Information:

- Owner Occupied
- Built 2024
- Rates \$1,150 per qtr incl. water
- Rental appraisal approx. \$860 PW

## More About this Property

<b>Property ID</b>	BT8UF2S
<b>Property Type</b>	House
<b>Land Area</b>	400 m2
<b>Including</b>	Study Air Conditioning Dishwasher Fully Fenced Remote Garage

#### Nyree Ewings 0404 138 785

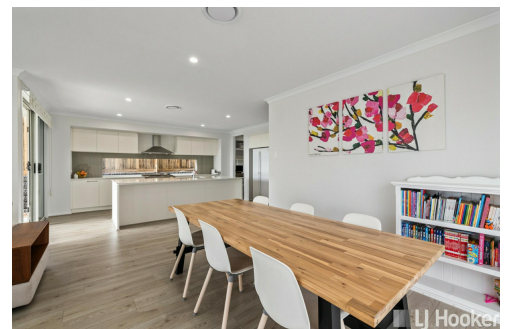
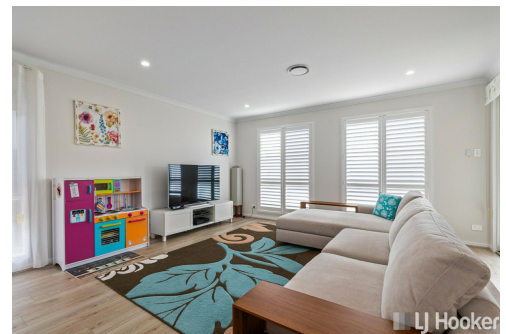
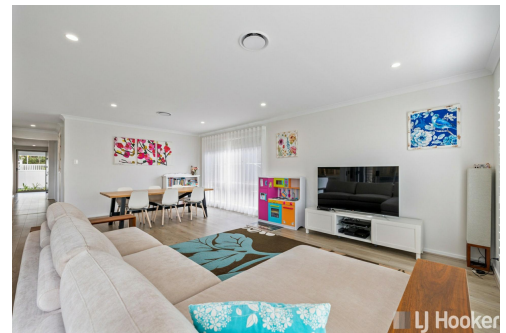
High Performance Agent - Independent Contractor - Nyree Ewings Pty Ltd |  
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# 43 Mountain Ash Way, Redland Bay

House Area: 315m<sup>2</sup>

*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.