



## Redland Bay, 44 Shoreline Avenue

### Newly Built Lowset Family Home in Shoreline Estate!!

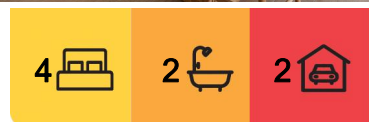
Welcome to your dream family home in the beautiful Shoreline development, an exciting new community by Lend Lease. With around 3,000 residential lots, Shoreline is set to be home to approximately 10,000 residents, offering a vibrant and welcoming neighbourhood. Nestled between stunning bushland and the tranquil bay, this location provides the perfect escape from the city while remaining just 43km southeast of Brisbane CBD and 59km north of the Gold Coast. Enjoy relaxed bayside living, with easy access to walking tracks, cycleways, parks, cafes, and restaurants. Shoreline is designed for those who cherish family, friendships, and the beauty of nature.

#### Property Highlights:

- \* 12-Month-Old Hallmark Family Home: Perfect for low-maintenance living, with quality fittings and fixtures throughout.
- \* Spacious Master Suite: Featuring a ceiling fan, large custom walk-in robe, and an ensuite



**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.



**For Sale**  
Offers Invited

**View**  
[ljhooker.com.au/BSKUF2S](http://ljhooker.com.au/BSKUF2S)

**Contact**  
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**(07) 3286 2500**

- with a large shower, double vanity, and separate toilet.
- \* Three Additional Bedrooms: All with built-in robes and ceiling fans, perfect for family or guests.
  - \* Family Bathroom: Offers a separate large bath, shower, and vanity, along with a separate toilet for convenience.
  - \* Open Plan Living: The large kitchen boasts stone bench tops, a walk-in pantry, electric cooktop, separate oven, breakfast bar, and dishwasher, seamlessly flowing into the family dining and lounge areas, and extending to the al fresco dining space.
  - \* Versatile Spaces: Includes an activity room (perfect for an extra-large study or gaming area) and a separate media room for entertainment.
  - \* Practical Features: A separate laundry, double garage, 2.7-meter ceilings, ceiling fans throughout, ducted air conditioning, and a 6.65 kW solar system for energy efficiency.
  - \* Outdoor Potential: Enjoy room for a pool and side access for added convenience.
  - \* Rates: \$1058 per ¼.

Don't miss your chance to secure this ideal family home in Shoreline Estate-where modern living meets nature's tranquility.  
Contact us today to arrange a viewing!

## More About this Property

Property ID	BSKUF2S
Property Type	House
Land Area	536 m²
Including	Ducted Cooling Solar Panels

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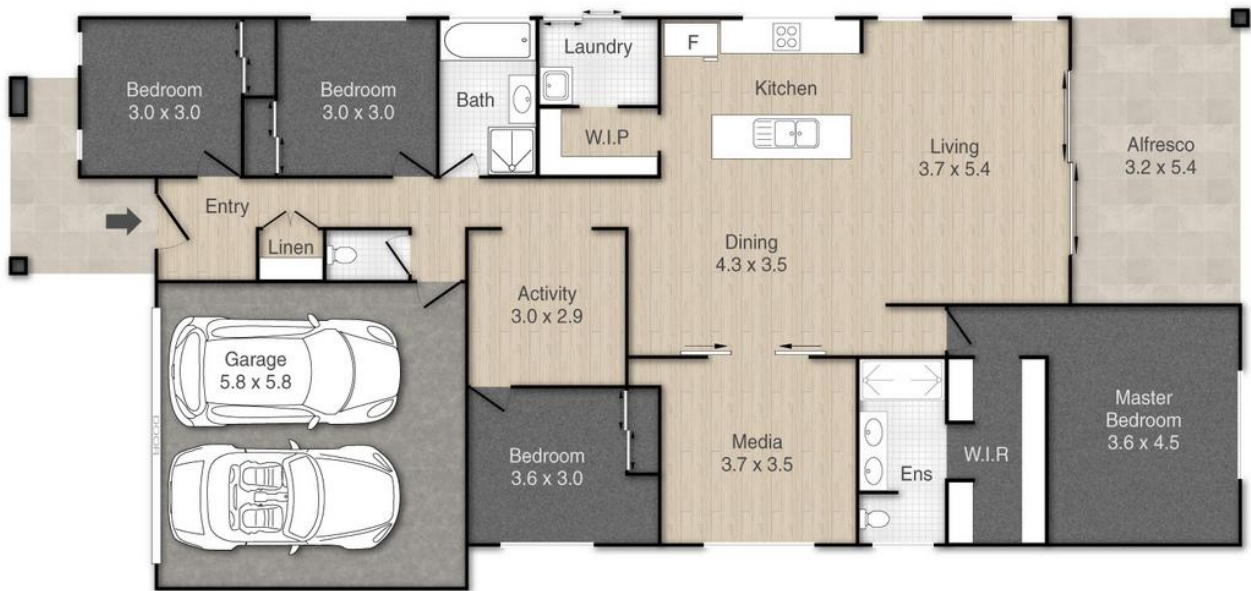
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## 44 Shoreline Avenue, Redland Bay

Total Approx Floor Area: 235m<sup>2</sup>

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.

*Team Renouf* **LJ Hooker**  
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