

Redland Bay, 6 Brittle Street

SOLD BY JAMES AND GRAEME CARMICHAEL

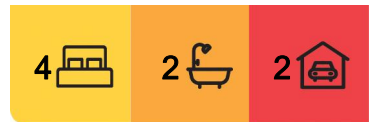
Welcome to 6 Brittle Street, a contemporary 4 bedroom, 2 bathroom residence built by Bella QLD Properties. Situated on a 448m² block within the sought-after Shoreline Estate, this near-new home, less than a year old, offers modern living without the wait of new construction.

Property Highlights:

- Near-New Home —Completed less than a year ago, enjoy the benefits of a modern build without the hassle of waiting.
- Energy Efficiency —Equipped with a 6.6kW solar panel system and a 5,000-litre water tank, promoting sustainable living and reduced utility costs.
- Modern Design —Built by Bella QLD Properties, this home features contemporary finishes and a functional layout tailored for family living.
- Spacious Living —The 157m² floor plan includes four well appointed bedrooms and two bathrooms, providing ample space for family members or guests.



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
UNDER CONTRACT

View
ljhooker.com.au/BSZ4F2S

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- Dual Car Accommodation —A double garage offers secure parking and additional storage options.
- Outdoor Potential —The 448m² block provides space for outdoor activities, gardening, or future enhancements.

Prime Location:

- Located in the emerging Shoreline Estate, 6 Brittle Street offers residents a blend of coastal and bushland living:

Educational Facilities:

- Scenic Shores State School —A brand-new primary school located within the estate, just a short walk away.
- Redland Bay State School —A short drive away, offering additional education options.

Shopping and Amenities:

- Rededge Redland Bay —A local shopping hub just a short drive away, featuring a variety of retail stores and services.
- Victoria Point Shopping Centre —Offers supermarkets, retail stores, cafes, and restaurants, all within a convenient drive.

Medical Facilities:

- Ave Maria Medical Centre —A short drive away, providing accessible healthcare services.
- Redland Bay Surgery —Conveniently located for comprehensive medical care.

Recreational Areas:

- Jingeri Park —A local park within the estate, providing green space for outdoor activities.
- Future Sports Fields —Planned within the estate to promote an active lifestyle.

Future Infrastructure:

Shoreline Estate is master-planned to include a range of future amenities and infrastructure developments:

- Town Centre —A proposed retail and dining precinct designed to provide residents with convenient shopping and entertainment options.
- Parks and Open Spaces —The estate is designed with a focus on green spaces, including parks and walking tracks that connect the bush to the bay.
- Sports Facilities —Future sports fields and recreation areas planned to support an active community lifestyle.
- Educational Institutions —Plans include provisions for additional educational facilities as the community grows.

Embrace the opportunity to move straight into a near-new home in the evolving Shoreline Estate. Experience the perfect blend of contemporary design, energy efficiency, and a prime location without the delays of building. Don't miss the chance to make 6 Brittle Street your new address.

Additional Information:

- * Owner Occupied
- * Rental Appraisal: \$750 Per Week
- * Rates: Approx. \$920 Per Quarter



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* NBN Ready

Note: The images portraying the property may have been altered to include digital staging to present to the buyer the possible appeal of the property through furniture purchases.

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

More About this Property

Property ID	BSZ4F2S
Property Type	House
House Size	180 m2
Land Area	448 m2
Including	Air Conditioning Solar Panels

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