



70 Denham Boulevard, Redland Bay

SOLD BY JAMES AND GRAEME CARMICHAEL

Positioned on an elevated block designed to capture natural bay breezes, 70 Denham Boulevard offers space, flexibility, and comfortable family living in a quiet Redland Bay pocket. Recently refreshed inside and out, this solid home combines multiple living zones, generous bedrooms, and a strong indoor-outdoor connection, making it well suited to growing families or buyers seeking a practical layout with room to adapt.

Fresh paintwork, updated lighting, and thoughtful improvements throughout enhance both presentation and functionality, while the large fully fenced block adds privacy and everyday usability.

Property Highlights

Living, Layout & Comfort:

- Four bedrooms with flexible fourth bedroom option for study, media, or hobby room
- Tiled open-plan kitchen, dining, and living area with bay window
- Separate formal living area with split-system air conditioning
- Freshly painted interior and exterior
- New ceiling fans and downlights throughout

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
UNDER CONTRACT

AGENTS

James Carmichael
0408 455 771
jcarmichael@ljhpropertycentre.com.au

Nick Marshall
0435 608 324
nmarshall@ljhpc.com.au

AGENCY

LJ Hooker Property Centre
(07) 3286 2500



- New wool carpet
- New custom-made roller blinds
- Air conditioning to master suite and main living area
- Security doors to all external entries and Crimsafe double front doors
- Tinted windows for privacy and comfort

Kitchen & Dining:

- Modern kitchen with waterfall benchtops
- Westinghouse electric cooktop and oven
- Bosch dishwasher
- Generous storage including large drawers
- Seamless connection to main living and dining zones

Bedrooms, Bathroom & Laundry:

- Master suite with air conditioning, ceiling fan, triple sliding mirrored wardrobe doors, and oversized walk-in robe
- Ensuite featuring corner bath, double vanity, separate toilet, and ceiling fan
- Second bedroom with direct access to the family bathroom
- Family bathroom with basins positioned outside, separate shower and bath, plus separate toilet
- Laundry with ample bench space, cupboard storage, internal linen storage, and external access

Outdoor & Entertaining:

- Extended undercover deck suitable for entertaining and outdoor dining
- Retaining walls and pathways recently upgraded with new Covercrete finish
- Fully fenced 800m²+ block with 12-month-old front fencing for added privacy
- Low-maintenance gardens with new turf and established greenery
- Garden shed
- Water tank

Parking & Storage:

- Oversized double garage with epoxy flooring and additional storage bay
- Ample off-street parking for guests
- Laundry access to garage and exterior

Infrastructure & Efficiency:

- Brand new gas hot water system (installed end of December)

Prime Location:

Redland Bay is known for its relaxed bayside setting, established residential streets, and strong appeal to both families and long-term owner-occupiers. Positioned in a quiet, family-friendly pocket, this home offers convenient access to schooling, shopping, and recreational amenities while maintaining a peaceful neighbourhood feel.

- Redland Bay State School
- Victoria Point State High School
- Victoria Point Shopping Centre
- Redland Bay waterfront and local esplanade
- Nearby parks and sporting facilities
- Easy access to major arterial roads connecting to Cleveland and Victoria Point

Offering space, versatility, and an elevated position in a well-established suburb, 70 Denham Boulevard presents a practical opportunity for families or investors seeking value in Redland Bay.

Additional Features:

- NBN: Fibre to the Node (FTTN)

- Rates: \$1,372.87 Per Quarter
- Rental Appraisal: Approx \$810 Per Week

All information provided is gathered from verified sources and owner-confirmed features; however, prospective buyers are advised to conduct their own due diligence to verify details.

Note: This property is being marketed without a specified price; the listing may appear in a price range for website functionality purposes only.

MORE DETAILS

Property ID	BU0TF2S
Property Type	House
House Size	251 m2
Land Area	803 m2
Including	Air Conditioning Outdoor Entertaining Water Tank

James Carmichael 0408 455 771

Licensed Real Estate Agent | jcarmichael@ljhpropertycentre.com.au

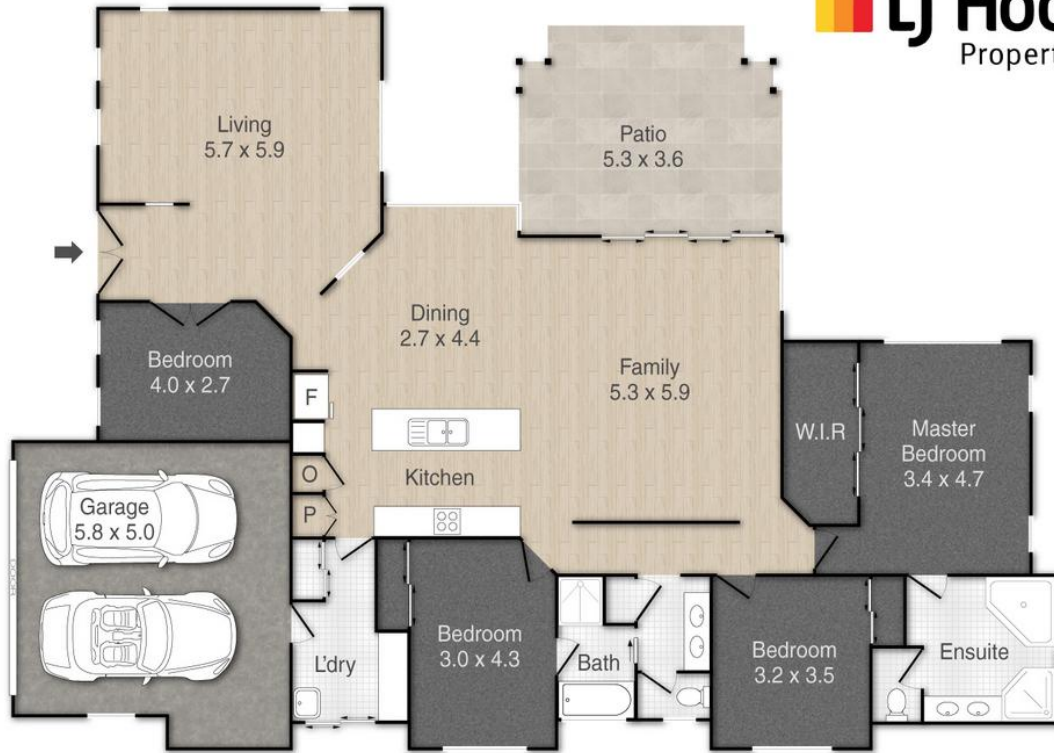
Nick Marshall 0435 608 324

Associate | nmarshall@ljhpc.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





70 Denham Boulevard, Redland Bay

Covered Area: 251m²



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