






8 Melrose Court, Redland Bay

UNDER CONTRACT SUBJECT TO FINANCE

THIS SPACIOUS, WELL MAINTAINED HOME IS IDEAL FOR FAMILIES AND THOSE WHO ENJOY ROOM TO MOVE & TO ENTERTAIN, WITH EXTRA OFF STREET PARKING. POSITIONED ON AN ELEVATED 811M2 BLOCK WITH BEAUTIFUL BAY VIEWS, THIS HOME OFFERS MULTIPLE LIVING SPACES, A FLEXIBLE FLOORPLAN AND PLENTY OF ROOM FOR BOATS, CARAVANS OR EXTRA VEHICLES.

- Open plan design featuring formal living, casual family areas plus upstairs rumpus room
- Huge wrap around entertaining area out back plus large deck with bay views
- 4 Bedrooms including one on ground level ideal for guests or home office
- Generous master suite with walk-in robe and spacious ensuite
- 3 Full size bathrooms (one on ground level)
- Modern kitchen with wrap around bench space and excellent storage
- High ceilings & air-conditioning, security alarm system and rainwater tank
- Double garage plus carport for a boat and wide driveway for extra parking

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.

4  3  3 

FOR SALE
\$1.475M+

AGENTS

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Alex Mitchell
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AGENCY

LJ Hooker Property Centre
(07) 3286 2500

 **LJ Hooker**

- Solar power to help reduce the cost of living
- Generous backyard with room for a pool or kids and pets to play

THIS HOME OFFERS SOMETHING SPECIAL FOR THE WHOLE FAMILY, WITH MULTIPLE LIVING ZONES, BEAUTIFUL BAY VIEWS & PLENTY OF ROOM FOR EXTRA VEHICLES, BOATS OR CARAVANS. HOMES LIKE THIS IN SUCH AN ELEVATED POSITION ARE HARD TO FIND!

Additional Property Information:

- Owner Occupied
- Rates approx \$1,150 per qtr incl. water
- Rental appraisal \$900 to \$925 per week
- Built 2003

MORE DETAILS

Property ID	BU57F2S
Property Type	House
Land Area	811 m2
Including	Air Conditioning Spa Balcony Dishwasher Built-in-Robes Remote Garage Solar Panels Water Tank

Nyree Ewings 0404 138 785

High Performance Agent - Independent Contractor - Nyree Ewings
Pty Ltd | newings@ljhpc.com.au

Alex Mitchell 0418 540 179

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Nyree Ewings



8 Melrose Court
REDLAND BAY

4 Bed | 3 Bath | 2 Car
HOUSE AREA: 415m²



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.

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