



## Russell Island, 3 Medika Drive

Immaculate Modern Home - Style, Comfort & Elegance Awaits You!

Welcome to 3 Medika Drive, a beautifully designed and impeccably built home on a spacious 711m<sup>2</sup> flat and level block. This property offers a lifestyle of convenience, comfort, and modern efficiency, with nothing left to do but move in and enjoy.

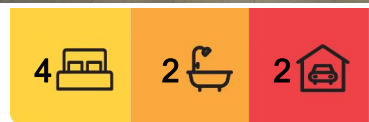
Situated 5kms from the shopping centre and ferry terminal, and just 2.5kms from the beautiful Sandy Beach Reserve, this location is ideal to easily take advantage of everything the island has to offer.

### Property Features:

- Huge master bedroom, carpeted with walk-in robe and large ensuite
- 2 large bedrooms, carpeted with built-in wardrobes
- Large study, carpeted



**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**  
Please Call

**View**  
[ljhooker.com.au/VG2GWY](http://ljhooker.com.au/VG2GWY)

**Contact**  
**Scott Cooper**  
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[scooper.bayislands@ljhooker.com.au](mailto:scooper.bayislands@ljhooker.com.au)

**LJ Hooker Bay Islands**  
**(07) 3409 2255**

- Large main bathroom with modern fixtures and fittings
- Tiled living areas
- Large kitchen with plenty of storage, stone island bench top, plumbed fridge and high quality appliances
- Oversized laundry with excess storage
- Security screens throughout with block-out blinds in all rooms
- Bluescope steel frame
- 100mm insulated walls
- 10.6kw solar system with 10.6kw battery back-up
- 2000L water tank
- 7m x 4.5m council approved Titan garage with side access door
- OziKleen bio cycle sewerage system with maintenance plan
- Outdoor alfresco area with clear dropdown sides
- Low maintenance yard with established gardens
- Fully fenced
- Double carport
- Fully ducted climate controlled air conditioning
- NBN connected

Furniture and all appliances can be negotiated as a part of this amazing property.

Russell Island is only a twenty-minute ferry ride from the mainland (Redland Bay) with Brisbane city forty minutes north and the beautiful Gold Coast forty minutes south. Drive to Redland Bay Marina, jump on the ferry, walk 100m to LJ Hooker Bay Islands and discover what awaits you for the next exciting chapter of your life!

Arrange your inspection today and experience the charm of 3 Medika Drive for yourself by calling Scott on 0450 522 399.

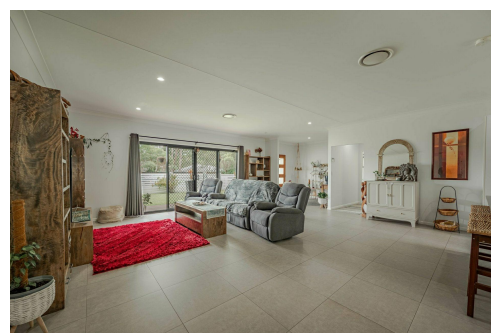
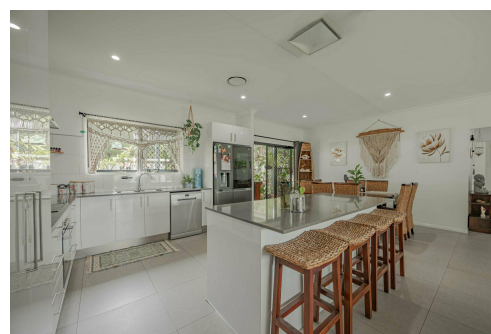
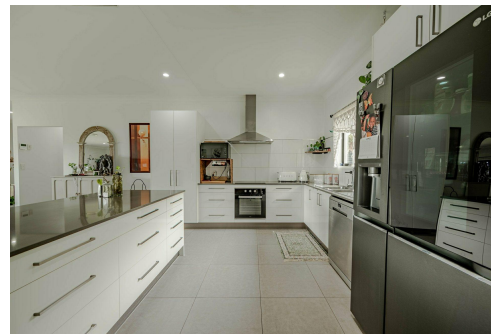
This is more than just a house&mdash;it's an investment in your future. Don't be the one who looks back in 10 years and says, 'I should have bought that!'

## More About this Property

<b>Property ID</b>	VG2GWY
<b>Property Type</b>	House
<b>Land Area</b>	711 m2

**Scott Cooper 0450 522 399**  
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