



12 Highgrove Street, Thornlands

## SOLD BY JAMES AND GRAEME CARMICHAEL

Welcome to 12 Highgrove Street, Thornlands - a stunning 4 bedroom, 2.5 bathroom, family home with a triple garage, set on a generous 939 m<sup>2</sup> block. Built in 2018 by Plantation Homes, this home features upgraded finishes and extras throughout. Immaculately presented, this beautifully landscaped residence boasts a spacious 403 m<sup>2</sup> floorplan, high ceilings, and a family-friendly design in a peaceful, sought-after pocket of Thornlands.




### Property Highlights

#### Living, Layout & Comfort

- Two living areas downstairs plus a third upstairs for flexible family living
- Separate media room with built in 5.1 channel surround sound with subwoofer
- Generous office or additional living space downstairs
- Wide staircase and high ceilings enhancing light and space
- Luxury upgrades and additions throughout
- Ducted air conditioning throughout, with built in tablet and app access for remote control from anywhere

#### Kitchen & Utilities

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

 **LJ Hooker**

- Gourmet kitchen with stone benchtops throughout and expansive 40mm island bench
- Integrated dishwasher and butlers pantry for added convenience
- 900mm pyrolytic oven, induction cooktop, and built in convection microwave oven
- Tinted kitchen windows
- 17 kW solar system to offset energy costs alongside 3 phase power to the property
- 22kw EV charger installed
- Front security camera

#### Bedrooms & Bathrooms

- 4 queen-sized bedrooms, each with walk-in robes
- Oversized master suite with large wardrobe plus walk in dressing room, spacious ensuite and tinted windows
- Main family bathroom plus upstairs powder room in addition to ensuite to master, all with upgraded stone benchtops
- Powder room downstairs for guests with upgraded stone benchtop

#### Garage, Storage & Flooring

- Triple garage with drive-through access
- Stylish epoxy flooring for durability

#### Outdoor Living & Pool

- Stacker doors leading to generous alfresco area
- Freshwater heated pool with copper/silver filtration, spa bench and waterfall
- Tropical landscaping providing excellent privacy and outlook from living areas
- Side access for boat/caravan storage
- Regularly inspected termi-mesh protection to the home

#### Additional Features

- Owner-occupied
- NBN connected
- Rates + Water: \$1,311.73 Per Quarter
- " Rental Appraisal: Approx \$1300 Per Week
- " Walking distance to local café's, restaurants and cinemas
- Local park with playground and oval in the street

#### Prime Location

Set in a quiet, family-friendly street, this property offers both peace and convenience:

- 3 min to BayView State School & Carmel College
- 6 min to Sheldon College
- 5 min to Victoria Point Shopping Centre & dining precinct
- 8 min to Cleveland CBD, cafes, and train station
- 10 min to Moreton Bay foreshore, parks, and walking trails

This is a rare opportunity to secure a modern, high-quality family home offering lifestyle, space, and privacy in the heart of Thornlands.

Disclaimer: 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	BTKAF2S
Property Type	House
House Size	403 m2
Land Area	939 m2
Including	Study
	Air Conditioning
	Solar Panels

### James Carmichael 0408 455 771

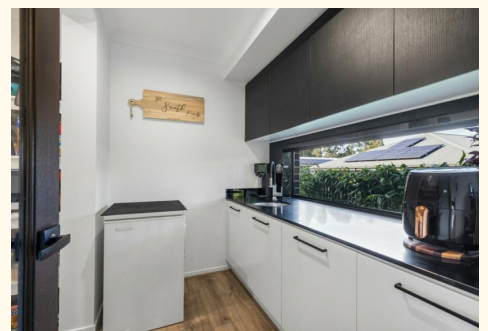
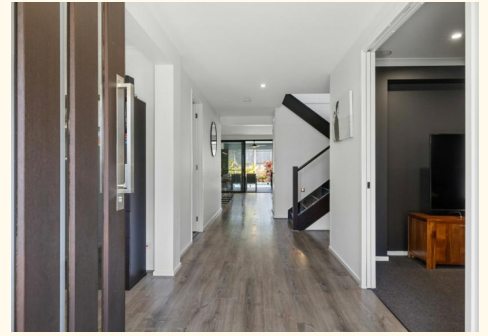
Licensed Real Estate Agent | [jcarmichael@ljhpropertycentre.com.au](mailto:jcarmichael@ljhpropertycentre.com.au)

### Nick Marshall 0435 608 324

Associate | [nmarshall@ljhpc.com.au](mailto: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](http://propertycentre.ljhooker.com.au) | [hello@ljhpc.com.au](mailto:hello@ljhpc.com.au)



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House Area: 403m<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.