

## Thornlands, 13 Maranoa Street

SOLD BY KEVIN AHN & JENNY TANG

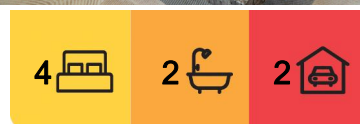
Tucked away in the perfect Thornlands pocket, this dazzling modern lowset is spacious, low-maintenance, and ready for you to move straight in and enjoy.

- Breathtaking modern lowset with stylish interior and chic rendered facade - sturdy and spacious
- Ultra low-maintenance exterior - new retaining walls, artificial lawn, fresh paving, whopping 6.5kW solar
- Massive open plan living plus media lounge - new floors throughout the entire home
- 4 beds include massive master suite with walk-in, plus ensuite with dual vanity
- 5-star location - walk to park and playground, and a quick drive to shops, schools, and more!

Less than 10 minutes to the bay and only a three-minute drive to the central hub of Victoria Point, with shops, restaurants, the tavern, and amenities including the chemist, medical



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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B33WF4R](http://ljhooker.com.au/B33WF4R)

**Contact**  
**Kevin Ahn**  
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[kevinahn@ljhsbh.com.au](mailto:kevinahn@ljhsbh.com.au)  
**Jenny Tang**  
0430 908 203  
[jenny@ljhpp.com.au](mailto:jenny@ljhpp.com.au)

**LJ Hooker Property Partners**  
**07 3344 0288**

centre, gym, and cinema, fuss-free living is truly at your fingertips!

- 240 m to Thornlands Community Park and Playground
- 800 m to Pinklands Sporting Complex
- 1.8 km to Carmel College
- 2 km to Victoria Point Shopping Centre
- 3.2 km to Victoria Point State High School
- 3.3 km to Victoria Point State School
- 3.9 km to Paradise Garden Shopping Village
- 5.9 km to Sheldon College

Atop a generous 480 sqm block sits this sturdy rendered lowset. With fresh upgrades inside and out, this four-bedroom beauty is ready for its next lucky owners!

A wide driveway leads to the double garage within, providing plenty of secure and off-street parking for your busy family. New artificial lawns, concrete fence, and a retaining wall means every addition has been carefully considered for you to enjoy your time at home without the hassle of outdoor upkeep!

Inside, timber-look floors underfoot are complimented by the high-quality wallpaper, masterfully chosen as a focal point for each room. LED downlights and dazzling chandelier lighting above effortlessly add to the grandeur within this gorgeous family home.

You will pass a separate media lounge on your way to the generous open-plan living zone towards the back of the home, offering ample options for relaxation. Tall windows allow in plenty of beautiful natural light, while the sleek ceiling fans and swift air-conditioning unit can run all summer long with the whopping 6.5kW solar system giving you total peace of mind.

Overlooking the flowing entertaining space from a large dining island, this modern kitchen is truly a masterpiece blend of convenience and contemporary style. Beautiful pendant lighting illuminates above, with a sleek gooseneck tap at the dual stainless-steel sink, and massive gas stove in a chic matte-black finish catching your eye amidst the ample white cabinetry along the back wall.

Perfect for entertaining a crowd, sliding doors at the back of the residence open onto the spacious covered al fresco patio, fan-cooled for added comfort. The recent outdoor refurbishments stretch all around the home, with more artificial lawns and concrete pathway providing you with the perfect chore-free backyard to enjoy!

Back inside, the grand master suite has been positioned separately to the other bedrooms for added privacy, enjoying another crisp air-conditioning unit, ceiling fan, LED lighting, more new floors, and access to a walk-in wardrobe and spacious private ensuite with dual vanity.

The three other bedrooms all are well appointed with built-ins and fans, two with air-conditioning, and each have easy access to the central family bathroom with its separately housed toilet. Amongst the sleeping quarters of the home, you will find plenty of extra storage and a separate laundry room with external access for added convenience.



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The owner has already moved out, so this one is vacant and ready to be sold! Don't miss out on this bayside beauty, call Kevin Ahn and Jenny Tang today.

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Sunday & Summer Property Specialists Pty Ltd with Sunnybank Districts P/L T/A LJ  
Hooker Property Partners  
ABN 56 653 127 701 / 21 107 068 020

## More About this Property

<b>Property ID</b>	B33WF4R
<b>Property Type</b>	House
<b>House Size</b>	261 m2
<b>Land Area</b>	480 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

**Kevin Ahn 0400 098 188**

Agent/Independent Contractor | [kevinahn@ljhsbh.com.au](mailto:kevinahn@ljhsbh.com.au)

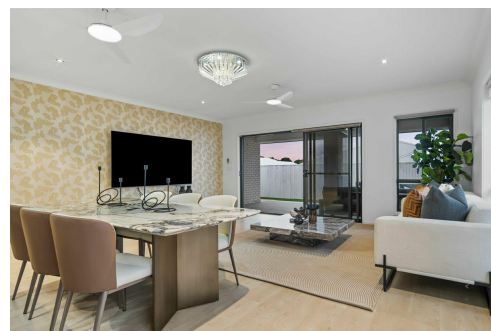
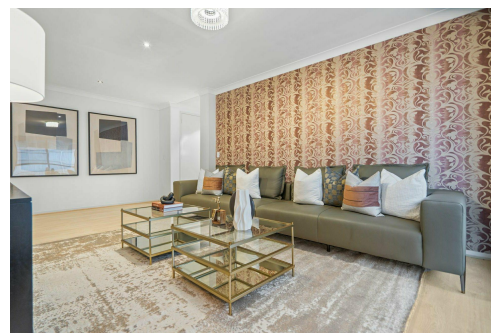
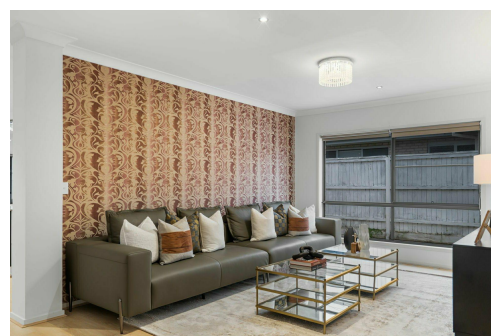
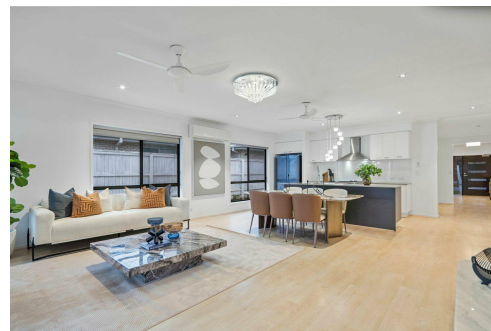
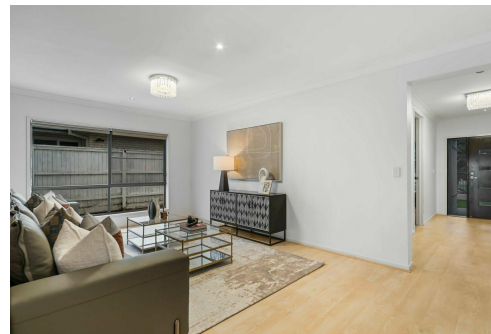
**Jenny Tang 0430 908 203**

Sales Associate to Kevin Ahn | [jenny@ljhpp.com.au](mailto:jenny@ljhpp.com.au)

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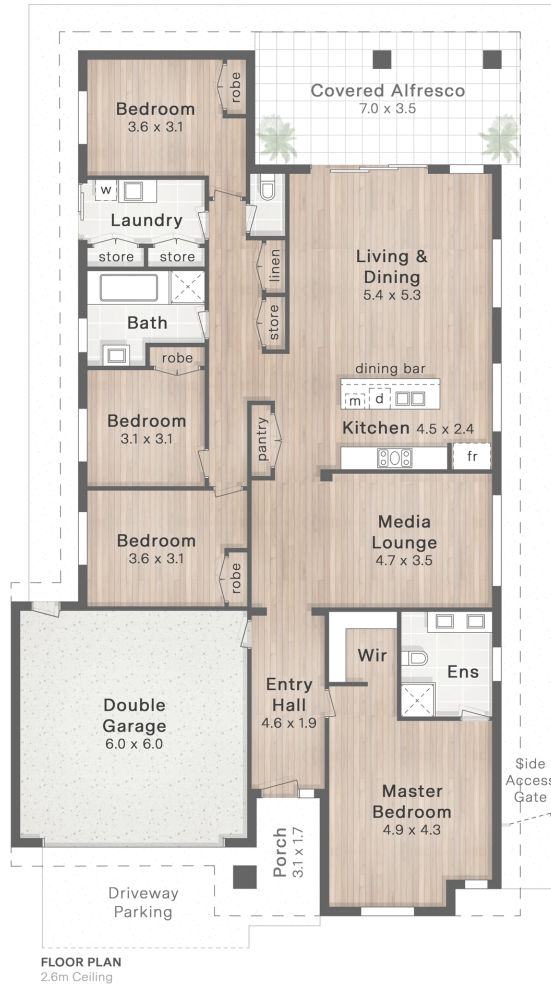
13 Maranoa Street  
Thornlands

- 480m<sup>2</sup> Land Size
- 4 Bed + Media
- 2 Bath
- 2 Car + Off-Street

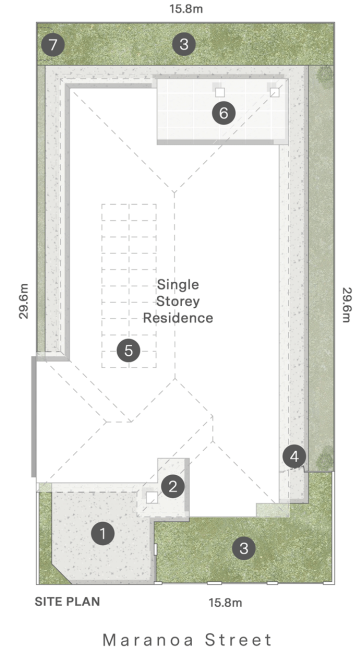
Internal 230m<sup>2</sup>  
Alfresco 24m<sup>2</sup>  
Porch 7m<sup>2</sup>  
Total 261m<sup>2</sup>



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1. Driveway Parking
2. Entry Porch
3. Turf Yard
4. Side Access Gate
5. PV Solar Panels
6. Covered Alfresco
7. Clothes Line



NORTH ↖