



18 Manning Esplanade, Thornlands




## SPACE, PRIVACY AND A BUSHLAND OUTLOOK YOU CAN'T RECREATE

THIS IS THE KIND OF HOME THAT IS BECOMING HARDER AND HARDER TO FIND. POSITIONED IN A QUIET, SOUGHT AFTER PART OF THORNLANDS, DIRECTLY OPPOSITE THE PEACEFUL RESERVE OF MANNING ESPLANADE, THIS HOME DELIVERS A LIFESTYLE OF SIZE, COMFORT AND FAMILY FLEXIBILITY.

Designed across one level with no stairs, the floorplan offers generous proportions throughout, multiple living zones and excellent separation for growing families. With five bedrooms, a dedicated office, spacious open plan living and a private outdoor entertaining area, there is room here for everyone to spread out and enjoy.

- 5 Generous bedrooms plus study/ home office
- Oversized master suite with ensuite
- Open plan living featuring dining, lounge, whiskey room & separate rumpus/media room
- Large central kitchen with walk in pantry and breakfast bar
- Covered outdoor entertaining area overlooking the pool
- Inground saltwater pool, perfect for summer days and family entertaining

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.

5  2  2 

**FOR SALE**  
\$1.35M+

**VIEW**  
Sat 20th Jun @ 9:00AM - 9:30AM

**AGENTS**  
Nyree Ewings  
0404 138 785  
newings@ljhpc.com.au

**AGENCY**  
LJ Hooker Property Centre  
(07) 3286 2500

 **LJ Hooker**

- Extra-large double garage with additional space for storage or work bench areas
- Side access and space behind the gate for a boat, caravan or trailer
- Solar power to help reduce the cost of living
- Quiet location opposite bushland reserve with a beautiful outlook

WHETHER YOU ARE A GROWING FAMILY NEEDING MORE ROOM, DOWNSIZERS WANTING A SINGLE LEVEL HOME WITHOUT COMPROMISING ON SPACE, OR BUYERS SEARCHING FOR PRIVACY IN A LOCATION THAT FEELS PEACEFUL AND ESTABLISHED, 18 MANNING ESPLANADE OFFERS A RARE OPPORTUNITY TO SECURE A HOME WITH SIZE, LIFESTYLE AND A SETTING YOU SIMPLY CANNOT RECREATE.

#### Additional Property Information

Owner Occupied  
Rates TBA  
Rental Appraisal TBA  
Built

#### MORE DETAILS

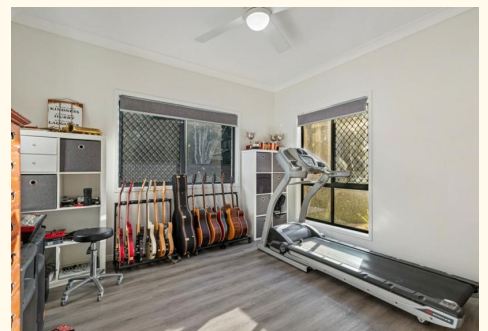
Property ID	BUD3F2S
Property Type	House
House Size	309 m2
Land Area	633 m2
Including	Outdoor Entertaining

#### Nyree Ewings 0404 138 785

High Performance Agent - Independent Contractor - Nyree Ewings  
Pty Ltd | [newings@ljhpc.com.au](mailto:newings@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)



Nyree Ewings



18 Manning Esplanade  
THORNLANDS

5 Bed | 2 Bath | 2 Car  
HOUSE AREA: 309m<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.

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