

## Thornlands, 2 Gretchen Circuit

SOLD BY JAMES AND GRAEME CARMICHAEL

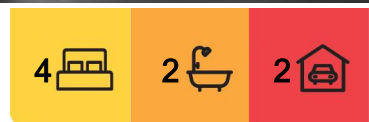
Welcome to 2 Gretchen Circuit, a meticulously maintained 4 bedroom, 2 bathroom family residence situated on a generous 700m<sup>2</sup> block in the heart of Thornlands. This spacious home is move in ready, offering a seamless blend of comfort and style. Its standout feature is the expansive outdoor entertaining area, complete with a charming Bali hut, perfect for hosting gatherings or enjoying tranquil moments.

### Property Highlights:

- \*4 Bedrooms —Well-proportioned rooms designed for family comfort and privacy.
- \*Media Room/5th Bedroom
- \*2 Bathrooms —Modern fixtures and finishes ensuring convenience.
- \*Double Car Garage —Secure parking with ample storage space.
- \*New carpet and freshly painted
- \*Outdoor Entertaining Area —Featuring a Bali hut, ideal for relaxation and social events.



**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**  
UNDER CONTRACT

**View**  
[ljhooker.com.au/BSY1F2S](http://ljhooker.com.au/BSY1F2S)

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

\*Move-In Ready —All aspects of the property are impeccably finished, awaiting your arrival.

Prime Location:

\*Carmel College —A highly regarded secondary college offering quality education for Years 7 to 12, located just a short stroll away.

Convenient Shopping and Dining Options:

\*Victoria Point Shopping Centre —A comprehensive retail hub featuring major retailers, specialty stores, supermarkets, cafes, and restaurants, all within a short drive.

Cleveland Central —Offers additional shopping and dining experiences to cater to diverse tastes.

Public Transport Access:

\*Bus Services —Nearby bus stops provide regular services connecting to Cleveland Station and Brisbane's CBD, facilitating easy commutes.

Outdoor Lifestyle and Recreation:

\*Moreton Bay —Proximity to the bay allows for boating, fishing, and water sports, appealing to marine enthusiasts.

\*Local Parks and Trails —Numerous parks and walking trails nearby offer opportunities for family outings and nature walks.

Tranquil and Family-Friendly:

\*Situated in a peaceful circuit, this home provides a safe and serene environment, making it an ideal choice for families seeking both comfort and convenience.

Experience the perfect blend of luxury and practicality at 2 Gretchen Circuit, where every detail has been thoughtfully addressed for your family's needs. Don't miss the opportunity to make this exceptional property your new home!

Additional Details:

\*Vacant

\*Rates: Approx. \$1,131 per quarter

\*Rental Appraisal: \$920 per week

\*NBN Ready —Full Fibre to the Premises (FTTP) for ultra-fast internet connectivity

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Note: The images portraying the property have been altered to include digital staging to present to the buyer the possible appeal of the property through furniture purchases. This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.



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## More About this Property

<b>Property ID</b>	BSY1F2S
<b>Property Type</b>	House
<b>House Size</b>	194 m2
<b>Land Area</b>	700 m2
<b>Including</b>	Air Conditioning

**James Carmichael 0408 455 771**

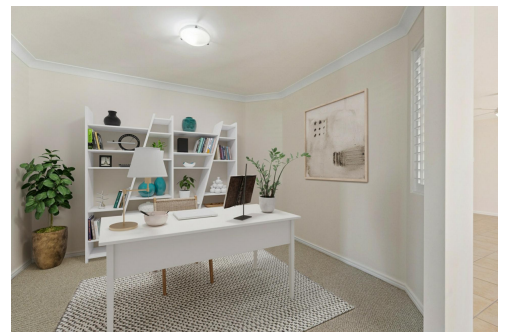
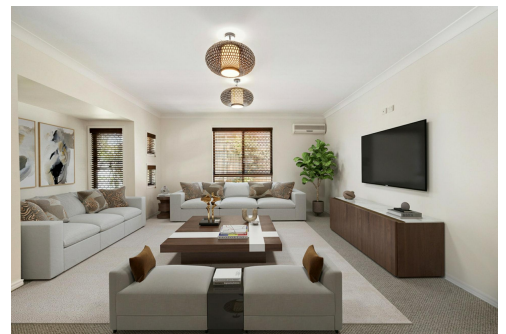
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PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS 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.