



30 Cardwell Circuit, Thornlands

FRESHLY UPDATED FAMILY LIVING IN ESPERANCE ESTATE

Positioned within the popular Esperance Estate, 30 Cardwell Circuit presents a fresh, low-maintenance family home combining four bedrooms, two bathrooms and a double garage on a manageable 400m² block. Built in 2016, the home has recently benefited from a range of improvements including fresh paint, new carpets, contemporary black fixtures and semi-frameless shower screens, giving the interiors a clean and updated feel.

At the heart of the home, the open-plan living and dining area connects naturally with the kitchen and covered outdoor space, creating an easy layout for everyday family living. Quality stone finishes feature throughout, with a substantial 40mm stone benchtop in the kitchen and 20mm stone benchtops to the bathrooms, while outside, new exposed concrete and freshly painted retaining walls and fencing further enhance the home's presentation.

Property Highlights

Living, Layout & Comfort

- Modern lowset four-bedroom home built in 2016
- Open-plan living and dining area

4 2 2

FOR SALE

Motivated Owner - Enquire for Price Guide

VIEW

Sat 3rd Oct @ 1:30PM - 2:00PM

AGENTS

James Carmichael
0408 455 771
jcarmichael@ljhpropertycentre.com.au

Nick Marshall
0435 608 324

masha@ponzu
AGENCY

LJ Hooker Property Centre
(07) 3286 2500

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.

LJ Hooker

- Split-system air conditioning to the main living area
- Additional air conditioning positioned within the walk-in robe
- Ceiling fans throughout
- Freshly painted interiors
- New carpets
- Practical single-level layout suited to comfortable family living

Kitchen & Dining

- Well-appointed kitchen with substantial 40mm stone benchtops
- Breakfast bar providing additional preparation and casual dining space
- Gas cooktop
- Electric oven and rangehood
- Dishwasher
- Good preparation and storage space
- Easy connection with the open-plan living, dining and outdoor areas

Bedrooms, Bathrooms & Laundry

- Four bedrooms with built-in storage
- Main bedroom positioned separately at the rear of the home
- Walk-in robe and private ensuite to the main bedroom
- Family bathroom servicing the remaining bedrooms
- 20mm stone benchtops to the bathrooms
- Contemporary black fixtures
- Semi-frameless shower screens
- Separate internal laundry

Outdoor & Entertaining

- Covered outdoor entertaining area flowing directly from the main living space
- Low-maintenance 400m² allotment
- New exposed concrete areas
- Retaining walls and fencing freshly painted
- Fully fenced outdoor setting
- Practical yard space for everyday family use

Parking & Security

- Double lock-up garage
- Remote garage door
- Internal access to the home
- Security screens and flyscreens

Prime Location

Cardwell Circuit sits within the established Esperance Estate, offering easy access to schooling, shopping, parks and everyday amenities across Thornlands and Victoria Point. The area combines a modern residential setting with convenient access to the major retail, dining and recreational facilities of the Redlands Coast.

- Victoria Point State School catchment
- Victoria Point State High School catchment
- Carmel College nearby
- Faith Lutheran College within easy reach
- Paradise Garden Shopping Village with Coles, dining and everyday services nearby
- Easy access to Victoria Point Shopping Centre
- Victoria Point Lakeside dining, entertainment and Cineplex precinct within easy reach
- Close to local parks, playgrounds, walking tracks and cycleways
- Convenient connection to Cleveland, Victoria Point and the wider Redlands Coast lifestyle

Combining fresh recent improvements, quality stone finishes and an easy-care family layout with a well-connected Esperance Estate position, 30 Cardwell Circuit presents a comfortable and well-rounded

opportunity ready for its next chapter.

Additional Information

- NBN: Fibre to the Premises (FTTP)
- Rates: Approx. \$1242.80 per quarter
- Rental Appraisal: Approx. \$800 per week

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	BUN3F2S
Property Type	House
House Size	137 m2
Land Area	400 m2
Including	Air Conditioning
	Built-in-Robes
	Fully Fenced
	Remote Garage

James Carmichael 0408 455 771

Licenced Real Estate Agent | jcarmichael@ljhpropertycentre.com.au

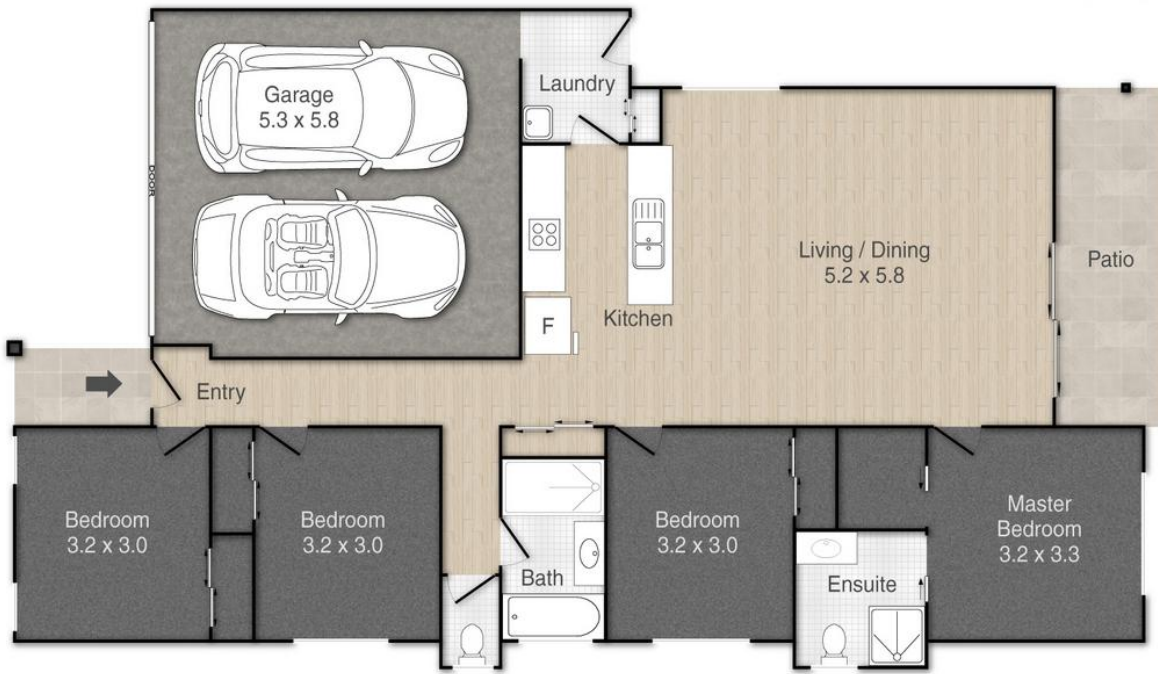
Nick Marshall 0435 608 324

Associate | 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 | hello@ljhpc.com.au





30 Cardwell Circuit, Thornlands

Covered Area: 137m²

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.