



30 Marcoola Street, Thornlands

## SOLD BY JAMES AND GRAEME CARMICHAEL

Positioned in an established pocket of Thornlands, 30 Marcoola Street offers comfortable, practical living with a functional layout and low-maintenance design. With four bedrooms, multiple living areas, and full ducted air conditioning, this home is well suited to families seeking space or investors looking for a solid addition to their portfolio.

Neatly maintained and thoughtfully designed, the property provides separation between living and accommodation areas while remaining easy to manage day to day.

### Property Highlights




#### Living, Layout & Comfort

- Full ducted air conditioning and heating
- Ceiling fans throughout
- Large open-plan tiled family and living area
- Separate formal lounge or media room offering additional flexibility
- Security screens to windows and living areas

#### Kitchen & Dining

- Modern kitchen with stone benchtops

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

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### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500

 **LJ Hooker**

- Dishwasher
- Practical layout connecting directly to the main living and dining spaces

#### Bedrooms, Bathroom & Laundry

- Four bedrooms in total
- Master bedroom with walk-in robe and private ensuite
- Three additional bedrooms with built-in robes
- Separate main bathroom with modern appeal

#### Outdoor & Entertaining

- Fully fenced yard
- Easy-maintenance gardens
- Private outdoor space suitable for children or pets

#### Parking & Storage

- Double lock-up garage with remote access

#### Prime Location

Thornlands is a well-established suburb within the Redlands, known for its family-friendly environment and steady demand from both owner-occupiers and tenants. The area offers everyday convenience while maintaining a relaxed residential setting.

- Thornlands State School
- Cleveland District State High School
- BayView State School
- " Victoria Point Shopping Centre
- " Cleveland town centre, cafés, and retail precinct
- Local parks, walking tracks, and sporting facilities
- Easy access to Cleveland train station and key arterial roads

With its practical layout, manageable yard, and convenient location, 30 Marcoola Street presents a smart option for families seeking space or investors looking for consistent rental appeal in a growing bayside suburb.

#### Additional Features

- NBN: Fibre to the Premises (FTTP)
- Rates: \$1,143.87 Per Quarter
- Rental Appraisal: Approx \$775 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 BU0JF2S  
Property Type House  
House Size 141 m2  
Land Area 438 m2  
Including Air Conditioning

**James Carmichael 0408 455 771**

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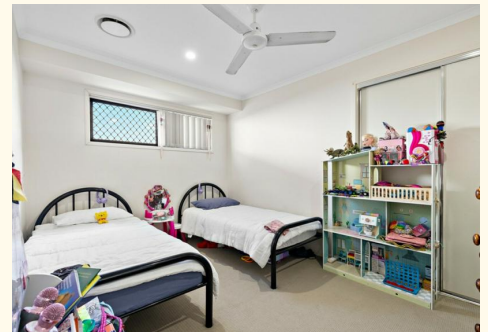
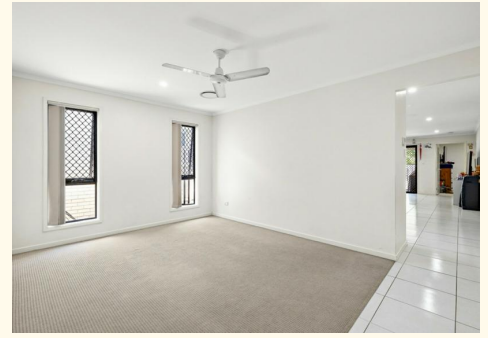
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Covered Area: 168m<sup>2</sup>



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