

## Thornlands, 32 Viewland Crescent

SOLD BY JAMES AND GRAEME CARMICHAEL

Welcome to a home that combines modern elegance with everyday functionality, perfectly positioned in the family-friendly and highly sought-after Kinross Estate. This north-facing residence offers an exceptional lifestyle opportunity for growing families, downsizers, or savvy investors seeking quality, space, and convenience.

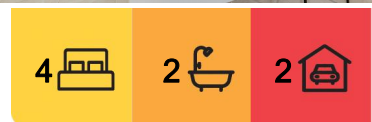
From its sleek interior finishes to its energy-efficient features and versatile layout, every detail of this home has been thoughtfully designed to maximise comfort, ease, and contemporary living.

### Key Property Features:

- \* 4 spacious bedrooms with built-in robes & additional shelving
- \* Master suite with walk-in robe & private ensuite with quality fittings
- \* 2 modern bathrooms with neutral tones and stylish finishes



**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**  
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**(07) 3286 2500**

- \* Separate front lounge/media room —ideal for movie nights or kids' retreat
- \* Dedicated study nook —perfect for remote work or homework zone
- \* Double remote-controlled garage with internal access
- \* Wide hallway and high ceilings for enhanced sense of space
- \* Family-sized internal laundry with ample storage
- \* Tiled throughout for easy cleaning and a cohesive look

#### Kitchen & Living:

- \* Central open-plan layout designed for entertaining and everyday living
- \* 20mm stone benchtops
- \* Brand-new glass cooktop & dishwasher
- \* Stainless-steel appliances
- \* Ample storage & breakfast bar seating
- \* Flows directly to the alfresco area for seamless indoor/outdoor living

#### Comfort, Energy & Build Quality:

- \* 3 split-system air conditioners for year-round comfort
- \* Tinted windows for added privacy and thermal efficiency
- \* 6.6kW solar power system —significantly reduce or eliminate electricity bills
- \* Steel frame construction —strong, termite-resistant, and low maintenance
- \* Ceiling fans throughout
- \* North-facing orientation —light-filled living all day

#### Outdoor Appeal:

- \* Covered alfresco area —ideal for weekend BBQs and evening relaxation
- \* Landscaped gardens with room for kids and pets
- \* Low-maintenance backyard
- \* Private courtyard —perfect for a morning coffee or kids' play zone
- \* Fully fenced block —secure and private

#### Top Location Benefits:

- \* Set in a quiet, leafy cul-de-sac —perfect for families
- \* In catchment for:

- \* Bayview State School
- \* Cleveland District State High School

- \* Minutes to top-rated private schools:

- \* Carmel College
- \* Sheldon College (9 mins)
- \* Ormiston College (11 mins)

- \* Close to:

- \* Local shops, cafes & restaurants



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- \* Public transport & major bus stops
- \* Walking trails, parklands, and playgrounds
- \* Cleveland CBD, Victoria Point Shopping Centre & Raby Bay Harbour

Additional Information:

- \* Vacant
- \* Rental Appraisal: Approx \$780 Per Week

Whether you're looking to secure your forever home or a high-quality investment in a thriving, family-oriented community, this property is the complete package. With space, style, and practicality all under one roof —and set in one of Thornlands' most desirable neighbourhoods —32 Viewland Crescent is a must-see.

## More About this Property

<b>Property ID</b>	BT8HF2S
<b>Property Type</b>	House
<b>House Size</b>	127 m2
<b>Land Area</b>	369 m2
<b>Including</b>	Air Conditioning Courtyard Outdoor Entertaining Solar Panels

**James Carmichael 0408 455 771**

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