







46/2 Pateman Parade, Thornlands

RARE STREET-ACCESS TOWNHOUSE WITH TWO LIVING AREAS & PRIVATE COURTYARD

Offering a fantastic combination of privacy, convenience and low-maintenance living, 46/2 Pateman Parade is one of only four residences within the complex to enjoy direct street access to its own gate, a rare and highly desirable feature that sets it apart from traditional townhouse arrangements. Positioned within the established Bay Side Villas complex, the home offers three bedrooms, two bathrooms, a single lock-up garage and comfortable living across two levels, making it an appealing opportunity for downsizers, families, first-home buyers or investors.

The direct street access makes coming and going particularly convenient, allowing residents and visitors to approach the home without navigating through the wider complex. Inside, a separate sitting area complements the open-plan living and dining space, while the contemporary kitchen features stone benchtops and stainless-steel appliances. Upstairs, the generous master suite enjoys its own walk-in robe, ensuite and private balcony, while the low-maintenance

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FOR SALE
$739,000+

VIEW
Sat 14th Nov @ 2:00PM - 2:30PM

AGENTS

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

Nick Marshall
0435 608 324
nmarshall@ljhpc.com.au

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.

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courtyard provides a comfortable outdoor setting to relax or entertain.

Property Highlights

Living, Layout & Comfort
- Spacious two-storey townhouse, one of only four within the complex offering direct street access
- Convenient pedestrian entry offering greater independence from the internal complex layout
- Separate sitting area providing additional flexibility for relaxing or entertaining
- Open-plan living and dining area
- Split-system air conditioning to the main living area
- Security screens
- Under-stair storage
- Practical separation between downstairs living and upstairs accommodation

Kitchen & Dining
- Contemporary kitchen with stone benchtops
- Stainless-steel appliances
- Island bench providing additional preparation space
- Practical storage and pantry space
- Open connection with the main living and dining areas

Bedrooms, Bathrooms & Laundry
- Three bedrooms with ceiling fans
- Main bedroom with walk-in robe, private ensuite and split-system air conditioning
- Built-in robes to the remaining bedrooms
- Upstairs family bathroom with bathtub
- Additional downstairs toilet for convenience
- Internal laundry

Outdoor & Entertaining
- Private covered outdoor entertaining area
- Low-maintenance landscaped courtyard
- Additional balcony extending from the master bedroom
- Easy access from the street to the property's gate, particularly convenient for visitors and everyday arrivals

Parking & Storage
- Single remote lock-up garage
- Under-stair storage providing additional practicality

Complex Features
- Residents' gym
- Car-wash facilities
- Security cameras throughout the complex
- site management
- Established landscaped common areas

Prime Location
Pateman Parade enjoys a convenient Thornlands position, placing the home close to the major shopping, dining and entertainment amenities of Victoria Point while remaining within easy reach of schools, parks and the Redlands Coast waterfront. Combined with the property's direct street access, the location offers an appealing balance of everyday convenience, privacy and relaxed bayside living.

- Victoria Point State School catchment
- Victoria Point State High School catchment
- Faith Lutheran College nearby
- Carmel College and Sheldon College within easy reach
- Victoria Point Shopping Centre offering major retailers, supermarkets and everyday services
" Victoria Point Lakeside dining, cafés and cinema precinct nearby

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- Convenient access to local parks, playgrounds and recreational facilities
- Cleveland train station and public transport within easy reach
- Easy connection to the Victoria Point waterfront and wider Redlands Coast lifestyle

As one of just four residences within the complex offering direct street access, 46/2 Pateman Parade presents a distinctive opportunity for buyers seeking the convenience of townhouse living with a greater sense of independence and accessibility, complemented by multiple living spaces, private outdoor areas and valuable complex facilities.

Additional Information
- NBN: Fibre to the Premises (FTTP)
- Rental Appraisal: Approx. $730 Per Week
- Body Corporate: Approx. $86 per week
- Rates Approx. $750 per quarter

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.

MORE DETAILS

Property ID	BURMF2S
Property Type	Townhouse
House Size	142 m2
Land Area	181 m2
Including	Air Conditioning Balcony Gym Dishwasher Built-in-Robes Fully Fenced Remote Garage







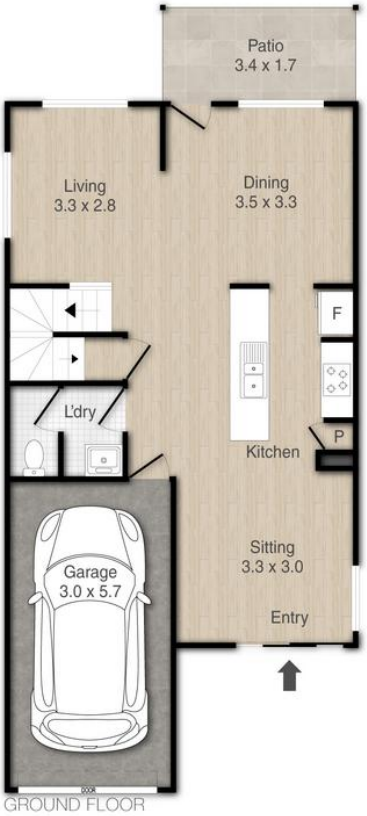




James Carmichael 0408 455 771
Licenced Real Estate Agent | jcarmichael@ljhpropertycentre.com.au
Nick Marshall 0435 608 324
Associate | nmarshall@ljhpc.com.au

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

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Covered Area: 142m²

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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 .

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