



Thornlands, 36/30-46 Edina Street

SOLD BY JAMES AND GRAEME CARMICHAEL

Welcome to 36/30-46 Edina Street, Thornlands - a contemporary 3-bedroom, 2-bathroom villa with a double garage, offering a low-maintenance lifestyle in a well-maintained complex. This property is ideal for first-home buyers, downsizers, or investors seeking convenience and comfort.

Property Highlights:

Living & Comfort:

- *Three spacious bedrooms, including a master suite with ensuite.
- *Two well-appointed bathrooms.
- *Open-plan living and dining areas promoting a seamless flow.
- *Air conditioning and ceiling fans throughout for year-round comfort.

Kitchen & Utilities:



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.

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For Sale
UNDER CONTRACT

View
ljhooker.com.au/BT7TF2S

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LJ Hooker Property Centre
(07) 3286 2500

*Modern kitchen with quality appliances and ample storage.

*Internal laundry facilities for added convenience.

Outdoor Features:

*Private courtyard, perfect for outdoor relaxation or entertaining.

*Low-maintenance gardens enhancing the property's appeal.

Additional Features:

*NBN Fibre to the Premises (FTTP) connection ensuring high-speed internet access.

*Electric hot water system.

Prime Location:

Situated in a peaceful and family-friendly neighbourhood, this property offers:

Proximity to Amenities:

oClose to local shops, cafes, and essential services.

oA short drive to Victoria Point Shopping Centre and Cleveland CBD.

Educational Facilities:

oNear reputable schools, including Bay View State School and Carmel College.

Recreational Opportunities:

oEasy access to parks, walking trails, and the beautiful Moreton Bay coastline.

oClose to the Redlands Sporting Club and other recreational facilities.

Transport Links:

oWell-connected by public transport, including bus services.

oConvenient access to major roadways for commuting to Brisbane CBD and surrounding areas.

36/30-46 Edina Street combines style, comfort, and convenience, making it an excellent choice for those seeking a relaxed lifestyle in a prime location.

Additional Information:

Vacant

NBN Ready

Rates: Approx \$1,015.17 Per Quarter

Rental Appraisal: \$560 Per Week

Body corporate Fees: Approx. \$47 per week

All information provided is gathered from reliable sources; however, prospective buyers are advised to conduct their own due diligence to verify details.

Note: This property is being marketed without a specified price; thus, a price guide cannot be provided. The listing may appear in a price range for website functionality purposes only.



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More About this Property

Property ID	BT7TF2S
Property Type	Villa
House Size	92 m2
Land Area	197 m2
Including	Air Conditioning

James Carmichael 0408 455 771

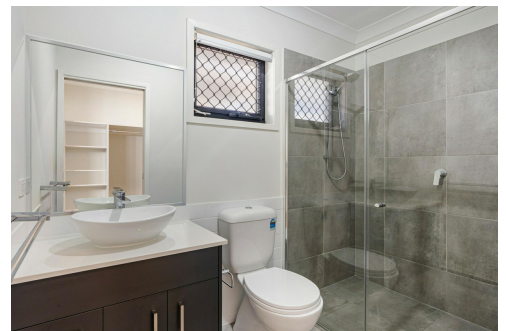
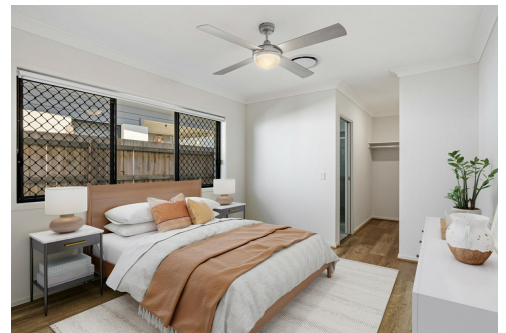
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