



9/30-46 Edina Street, Thornlands

SOLD BY JAMES AND GRAEME CARMICHAEL

Welcome to 9/30—46 Edina Street, Thornlands - a modern 3-bedroom, 2-bathroom villa with a generous 4-car accommodation, built in 2023. Designed for comfort and convenience, this home features thoughtfully appointed interiors and great community amenities.

Property Highlights

Living & Layout

- Open-plan layout with cooling air-con in living and two bedrooms
- Study nook for remote work or homework

Bedrooms & Bathrooms

- 3 spacious bedrooms
- 2 well-appointed bathrooms

Garage & Storage

- Secure 4-car parking including epoxy garage with ample storage
- Exclusive use of 2 additional parking spaces
- Opportunity to rent tandem car spaces for approx. \$300 per month

Energy & Convenience

3 2 4

FOR SALE
UNDER CONTRACT

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.

LJ Hooker

- 5 kW solar system for sustainable energy use
- LED lighting throughout
- Maintenance Outdoor Living
- friendly (up to 10 kg)
- Artificial turf backyard - neat, easy-care, and kid/pet-friendly
- Complex pool for resident use

Additional Features

- NBN connected
- Owner-occupied
- friendly complex
- Complex gym
- Rates: \$1,119.06 Per Quarter
- Body Corp: Approx \$635 Per Quarter
- Rental Appraisal: Approx \$660 Per Week

Prime Location

Well-positioned in a quiet Thornlands locale with strong community appeal and easy access to everyday amenities:

- Minutes to local schools including Carmel College and BayView State School
- Close to parks, walking tracks, and the expansive coastal foreshore
- " Easy drive to Cleveland CBD for cafés, shopping, and dining
- Convenient access to major connecting roads toward Brisbane and the bayside

Disclaimer: 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	BTMQF2S
Property Type	Villa
Land Area	198 m2
Including	Air Conditioning Solar Panels

James Carmichael 0408 455 771

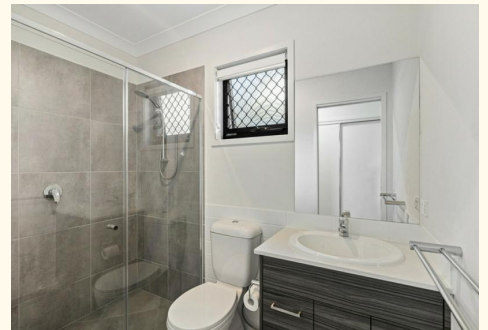
Licensed Real Estate Agent | jcarmichael@ljhpropertycentre.com.au

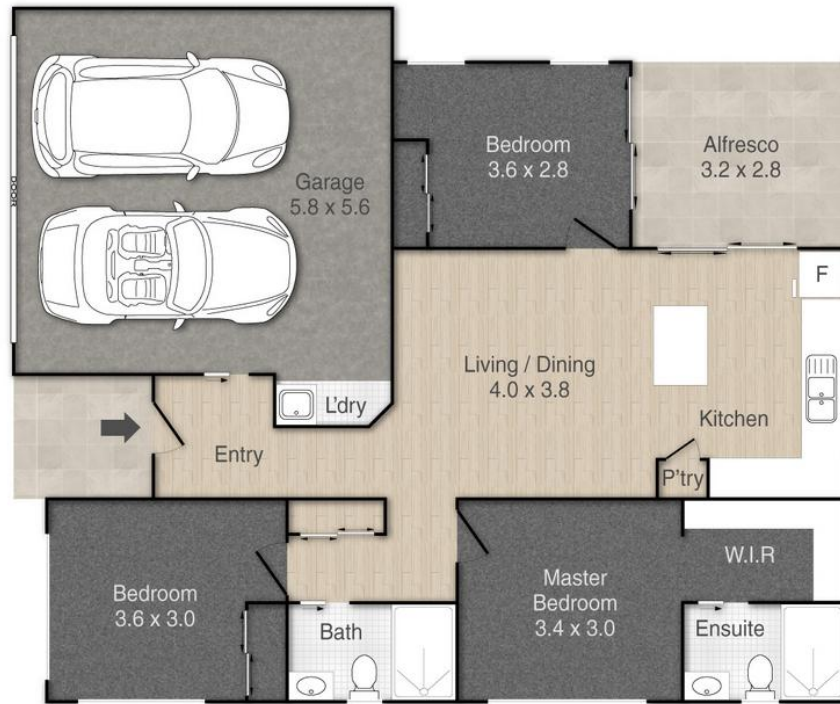
Nick Marshall 0435 608 324

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





9/30-46 Edina Street, Thornlands

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.