



## Victoria Point, 1-3 Chestnut Crescent

A Home or Shrewd Investment and development property,

Every so often a property becomes available to the market, offering investors, developers and future-thinking first-time home buyers a prime opportunity.

Development approval for subdivision and multiple dwellings has been obtained so there are many options available to new owners, opening up huge potential and positive returns.

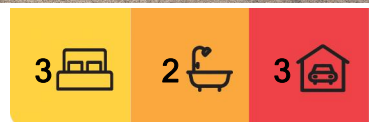
The Property has benefited from extensive renovations, allowing a new owner to move in or lease the property immediately.

Renovations include:

- \*New modern vinyl plank flooring throughout all living areas.
- \*Entire house repainted inside and outside.
- \*New Linea exterior, new French doors, and all new windows.
- \*New skirting boards and ceiling coving, in all bedrooms.



**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**  
All Offers Considered

**View**  
[ljhooker.com.au/BS7NF2S](http://ljhooker.com.au/BS7NF2S)

**Contact**  
**Paul Jackson**  
0435 870 783  
[pjackson@ljhpropertycentre.com.au](mailto:pjackson@ljhpropertycentre.com.au)

**LJ Hooker Property Centre**  
**(07) 3286 2500**

- \*New ensuite bathroom.
  - \*New kitchen and kitchen floor tiles.
- The home enjoys:
- \*Verandas the full length of the front and rear for all-weather entertaining
  - \*Lounge and dining room with opposing French doors that beckon bay breezes.
  - \*Brand new kitchen with pantry, electrical appliances, and new tiled flooring.
  - \*Hallway with storage cupboard and access to separate laundry, bedrooms, main bathroom, and separate toilet.
  - \*Main bedroom with new ensuite including shower and toilet.
  - \*Two (2) additional bedrooms with inbuilt robes.
  - \*Laundry room with sink, storage, and own external door.
  - \*Main bathroom with bath, shower and sink with vanity.
  - \*Private swimming pool with salt chlorinator & filter and perimeter wall.
  - \*Carport with sealed driveway, fully fenced, garden shed, and side access.
  - \*Large lawn to the rear and lawn to the front with garden beds and bushes.
  - \* Large side-rear open area suitable for a second dwelling or quadruple garage.

The location is superb with only a two-minute walk to Victoria Point shopping centre, major bus terminal, YMCA sports facility, Lakeside leisure plaza, cinema, taverns, senior and junior schools, and local medical clinics and beaches only three minutes away.

Cleveland train station is a 10-minute drive, and the major motorway is a 15-minute drive, Brisbane city is only 45 minutes away, and just 35 minutes to the International Airport.

Call me for a private inspection or attend the earliest Open Home.

Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

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## More About this Property

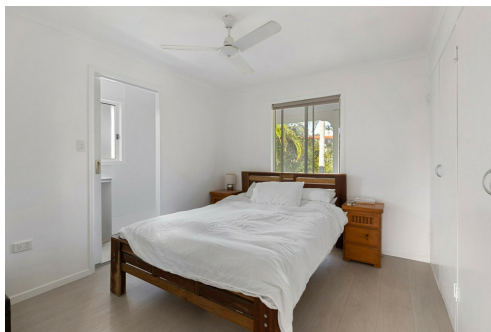
Property ID	BS7NF2S
Property Type	House
Land Area	851 m²
Including	Ensuite Toilets (2) Outdoor Entertaining

**Paul Jackson 0435 870 783**  
Independent Contractor - Walkitoff Pty Ltd | [pjackson@ljhpropertycentre.com.au](mailto:pjackson@ljhpropertycentre.com.au)

**LJ Hooker Property Centre (07) 3286 2500**  
152-164 Shore Street West, Raby Bay, Brisbane QLD 4163  
[propertycentre.ljhooker.com.au](http://propertycentre.ljhooker.com.au) | [hello@ljhpc.com.au](mailto:hello@ljhpc.com.au)

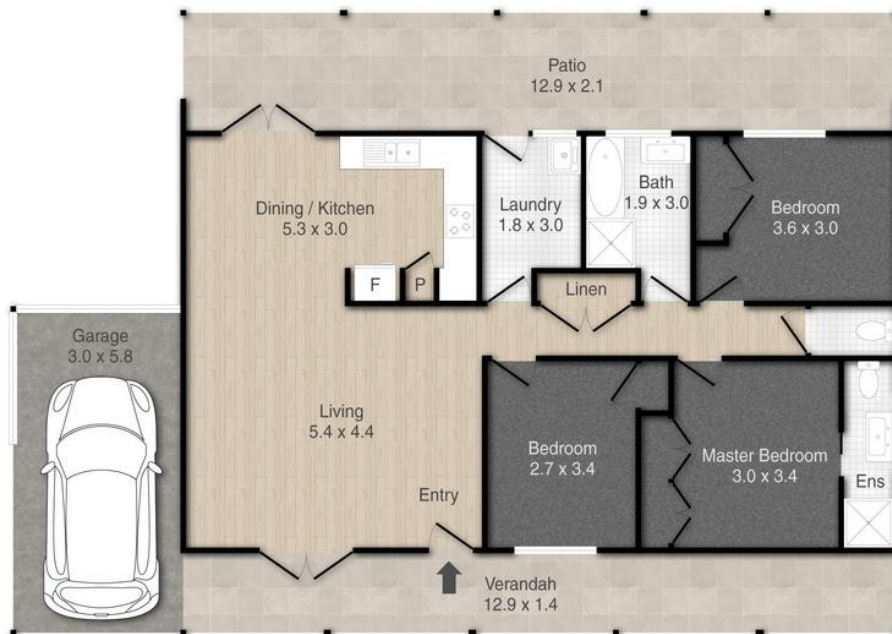


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PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS 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.