



10 Clay Gully Road, Victoria Point

Space, Style & Poolside Living on 2,582m²

Set back from the road amid established greenery, this inviting four-bedroom home brings together generous outdoor space, stylish interiors and relaxed poolside entertaining.

Positioned on a fully fenced 2,582m² block, it offers room to spread out, substantial shedding and a peaceful setting to come home to.

Wooden floors add warmth to the spacious open-plan living and dining area, where wide sliding doors connect to an expansive covered deck. A fireplace creates a cosy focal point in the lounge, while split system air conditioning in both the lounge and master bedroom provides everyday comfort.

The beautifully presented kitchen is at the heart of the home, featuring a large island with breakfast seating, extensive cabinetry, a dishwasher and an Ariston gas oven. Statement pendant lighting and a soft, neutral palette create a welcoming space for everything from busy weekday breakfasts to entertaining friends.

Outside, the covered timber deck offers ample room for dining and lounging beside the solar heated pool. Framed by lush palms and

4 2 5

FOR SALE
By Negotiation

VIEW
Sat 17th Oct @ 1:30PM - 2:00PM

AGENTS
Nyree Ewings
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AGENCY
LJ Hooker Property Centre
(07) 3286 2500

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Interested parties must rely solely on their own enquiries.

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established gardens, it's an inviting setting for weekend barbecues, leisurely afternoons and long summer evenings.

Four bedrooms include a spacious master with an ensuite and direct access to the deck. Beyond the home, generous lawns provide room to play, while two substantial sheds, a double carport and extensive concrete driveway space cater for vehicles, storage and hobbies.

Property features:

- " Fully fenced 2,582m² block with established gardens and generous lawns
- Four bedrooms and two bathrooms, including a master ensuite
- Spacious open-plan living and dining with wooden floors
- Contemporary kitchen with a large island, ample storage and Ariston gas oven
- Fireplace in the lounge
- Split system air conditioning in the lounge and master bedroom
- Expansive covered timber entertaining deck overlooking the pool
- Solar heated swimming pool
- 13.5kW solar system
- Two sheds, approximately 9m x 6m and 9m x 9m
- Double carport and extensive concrete parking space
- Electric entry gate

With space to entertain, unwind and pursue your hobbies, this welcoming Victoria Point property offers a lifestyle the whole family can enjoy.

Contact us to arrange your inspection.

Additional Property Information:

Owner Occupied
Rates Approx TBA
Rental appraisal TBA

MORE DETAILS

Property ID	BUREF2S
Property Type	House
Land Area	2582 m2
Including	Air Conditioning Deck Fully Fenced

Nyree Ewings 0404 138 785

High Performance Agent - Independent Contractor - Nyree Ewings
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- ① Residence
- ② Pool
- ③ Kid's Play Area
- ④ 9 x 6 Shed
- ⑤ 9 x 9 Shed
- ⑥ Electric Gate



10 Clay Gully Road, Victoria Point

4 Bed | 2 Bath
HOUSE AREA: 304m²



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