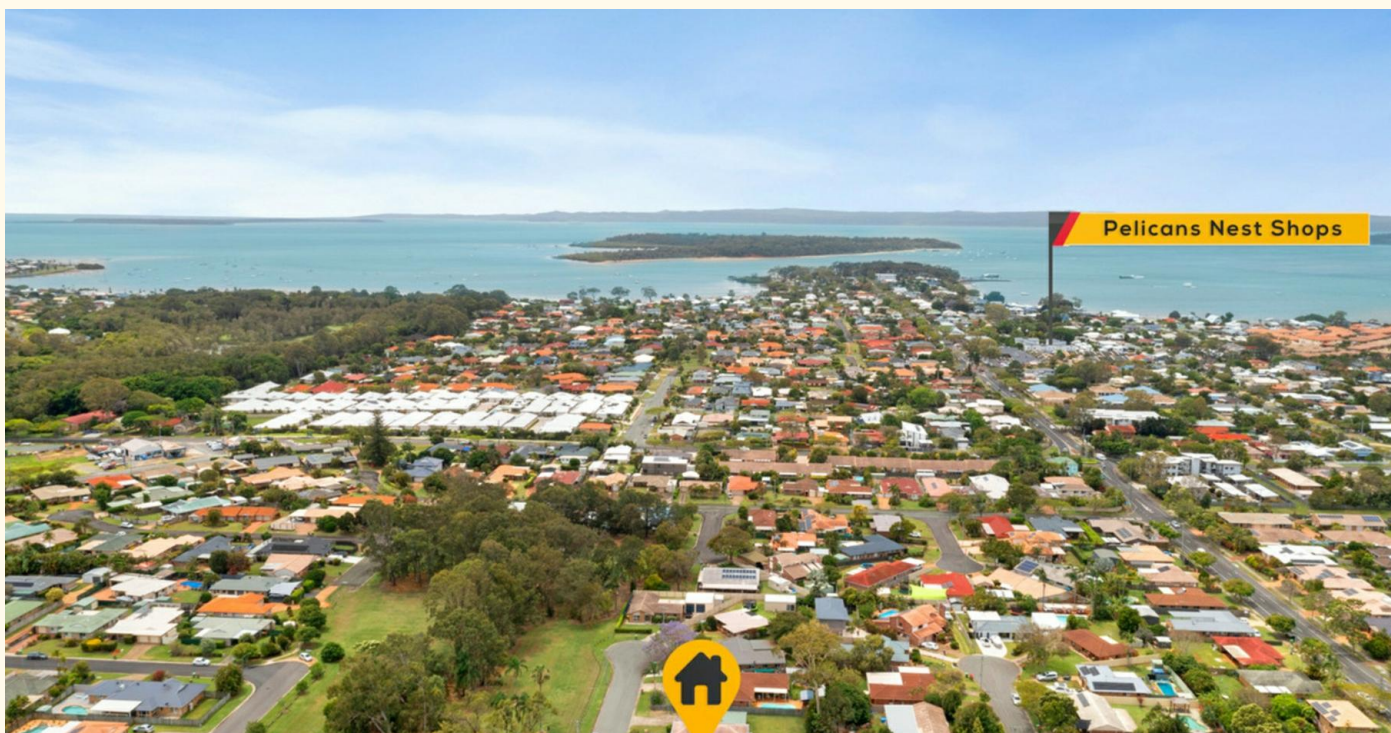


12 Sunshine Street, Victoria Point

FAMILY HOME WITH POOL, SHED & SIDE ACCESS IN A PRIME VICTORIA POINT POCKET

Positioned on a 740m² block in one of Victoria Point's more convenient pockets, 12 Sunshine Street presents a practical family home with multiple living areas, a large outdoor entertaining zone, and the kind of lifestyle convenience that continues to make this part of the suburb so popular. With four bedrooms, one bathroom, and a flexible layout that opens well to the rear yard and pool area, the home offers strong everyday functionality with plenty of scope for families to enjoy both indoor and outdoor living.

The floorplan is well suited to family life, with separate lounge, dining, and living spaces, a generous covered entertaining area, and a detached shed adding further versatility. Combined with side access, a carport, and a location close to local shopping, schooling, and the waterfront, this is a home that balances comfort and convenience in equal measure.

Property Highlights

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.

4 1 1

FOR SALE

Enquire For Price - Contact To Arrange Inspection

VIEW

By Appointment

AGENTS

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AGENCY

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Living, Layout & Comfort

- Multiple living zones including separate lounge, dining, and living areas
- Air conditioning to the living areas
- Ceiling fans throughout
- Practical family-friendly layout with good connection between indoor and outdoor spaces
- Parkland outlook adding to the sense of openness and greenery

Kitchen & Dining

- Modern kitchen with dishwasher
- Electric cooktop and oven
- Functional layout with good cupboard storage
- Positioned to connect easily with the dining area and main living spaces

Bedrooms, Bathroom & Laundry

- Four bedrooms in total
- Large master bedroom with generous walk-in robe
- Main bathroom with spa bath and convenient access from both the master bedroom and hallway
- Family-friendly layout well suited to growing households

Outdoor & Entertaining

- Large covered outdoor entertaining area
- " Great-sized inground pool with a broad tiled area around it
- " Good usable yard space on a 740m² block
- Outdoor setting suited to family gatherings, children, and relaxed weekend living

Parking & Storage

- Carport accommodation
- Side access
- Large 6m x 3m shed providing excellent additional storage

Prime Location

Victoria Point is well regarded for its relaxed bayside lifestyle, family-friendly atmosphere, and easy access to schools, shopping, and waterfront recreation. Sunshine Street sits in a particularly convenient pocket of the suburb, with Thompson's Beach and Pelican's Nest Shopping Centre both noted as being within walking distance from this address, while local schooling is also close by.

- Thompson's Beach and surrounding foreshore parklands within walking distance.
- Pelican's Nest Shopping Centre within walking distance.
- Victoria Point State School and Victoria Point State High School serve this part of the suburb.
- Nearby esplanades, walking paths, bike ways, boating, fishing, and local parks strengthen the lifestyle appeal of the area.

Offering multiple living areas, strong outdoor entertaining, and a location that captures both convenience and bayside lifestyle, 12 Sunshine Street presents an excellent opportunity for buyers seeking a well-rounded home in Victoria Point.

Additional Information:

- Rental Appraisal: Approx. \$860 per week
- Rates: Approx. \$1,620.27 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	BUA2F2S
Property Type	House
House Size	140 m2
Land Area	740 m2
Including	Air Conditioning
	Built-in-Robes
	Fully Fenced

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12 Sunshine Street, Victoria Point

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