






14 Grandis Crescent, Victoria Point

## FAMILY FRIENDLY LIVING WITH POOL, SIDE ACCESS & MULTIPLE LIVING AREAS

PERFECTLY POSITIONED IN A SOUGHT-AFTER VICTORIA POINT POCKET, THIS WELL PRESENTED LOWSET HOME OFFERS THE IDEAL COMBINATION OF FAMILY COMFORT, OUTDOOR ENTERTAINING AND PRACTICAL EVERYDAY LIVING.

- Four bedrooms including master suite with walk-in robe and private ensuite
- Multiple living areas providing space for the whole family to spread out
- Modern open plan kitchen positioned at the heart of the home, connecting easily with the dining and living zones
- Separate family room offering additional flexibility for kids, guests or relaxed everyday living
- Split system air-conditioning and ceiling fans for year-round comfort
- Large covered outdoor entertaining area, perfect for weekend BBQs and family gatherings
- Sparkling inground swimming pool surrounded by decked entertaining space
- Side access ideal for trailers, extra vehicles or additional storage

4  2  2 

**FOR SALE**  
\$1.15M+

**VIEW**  
By Appointment

**AGENTS**  
Nyree Ewings  
0404 138 785  
newings@ljhpc.com.au

Alex Mitchell  
0418 540 179  
amitchell.cleveland@ljh.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**

- options
- Garage converted to separate study /storage or multi purpose area
- Solar panels to reduce the cost of living
- Fully fenced backyard with ample space for children and pets

WITH A FUNCTIONAL LOWSET FLOOR PLAN, MULTIPLE LIVING OPTIONS AND A BACKYARD DESIGNED FOR ENTERTAINING, THIS HOME IS A FANTASTIC OPPORTUNITY FOR FAMILIES, INVESTORS OR BUYERS WANTING TO SECURE A QUALITY HOME IN THE HEART OF VICTORIA POINT.

**Additional Property Information:**

- Owner Occupied
- Built 1990
- Rates approx \$1,200 per qtr incl water
- Rental Appraisal \$850 - \$900 per week

**MORE DETAILS**

Property ID	BU8GF2S
Property Type	House
House Size	129 m2
Land Area	700 m2
Including	Pool Dishwasher Built-in-Robes Solar Panels

**Nyree Ewings 0404 138 785**

High Performance Agent - Independent Contractor - Nyree Ewings Pty Ltd | [newings@ljhpc.com.au](mailto:newings@ljhpc.com.au)

**Alex Mitchell 0418 540 179**

| [amitchell.cleveland@ljh.com.au](mailto:amitchell.cleveland@ljh.com.au)

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

152-164 Shore St West, Raby Bay, Brisbane Qld 4163  
[propertycentre.ljhooker.com.au](http://propertycentre.ljhooker.com.au) | [hello@ljhpc.com.au](mailto:hello@ljhpc.com.au)



Nyree Ewings



SITE PLAN

14 Grandis Crescent  
VICTORIA POINT  
4 Bed | 2 Bath  
HOUSE AREA: 174m<sup>2</sup>



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.

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