



22 Marianne Street, Victoria Point

SOLD BY JAMES AND GRAEME CARMICHAEL

Welcome to 22 Marianne Street, Victoria Point - a spacious two-storey 4 bedroom, 3 bathroom home with double garage set on a generous 716 m² block at the end of a quiet cul-de-sac. Offering a flexible dual-living layout, multiple living areas, and a pool, this home provides plenty of scope for family living or multigenerational use.

Property Highlights: Living & Comfort

- Dual-living layout with both internal and external access downstairs
- Upstairs: open-plan lounge and dining flowing to the balcony
- Downstairs: self-contained area with its own bathroom and living space
- Additional "man cave" retreat downstairs for hobbies or entertainment

Kitchen & Utilities

- Large upstairs kitchen with generous bench space and storage
- Positioned to connect directly to the living and balcony areas

4 3 2

FOR SALE
UNDER CONTRACT

AGENTS

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AGENCY

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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

Bathrooms

- Main family bathroom upstairs
- Private ensuite to master bedroom
- Separate bathroom downstairs in the dual-living area

Outdoor Features

- Wraparound balcony overlooking the pool and extending along the side of the home
- ground pool with surrounding patio area
- Quiet cul-de-sac position with minimal traffic

Additional Features

- " Internal and external stair access to the downstairs level
- " 716 m² block with yard space
- Dual-living configuration already in place
- NBN connected
- Owner Occupied
- Rental Appraisal Approx: \$960 Per Week

Prime Location:

Situated in a private cul-de-sac, this property combines peace and convenience:

- Minutes to Thompson's Beach and Victoria Point foreshore
- Close to Victoria Point Shopping Centre, dining, and cinemas
- Near local schools including Victoria Point State School and High School
- Easy ferry access to Coochiemudlo Island
- Short drive to Cleveland and connections towards Brisbane

A rare dual-living opportunity with strong potential in a sought-after bayside location.

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	BTJKF2S
Property Type	House
House Size	417 m ²
Land Area	716 m ²
Including	Air Conditioning Balcony

James Carmichael 0408 455 771

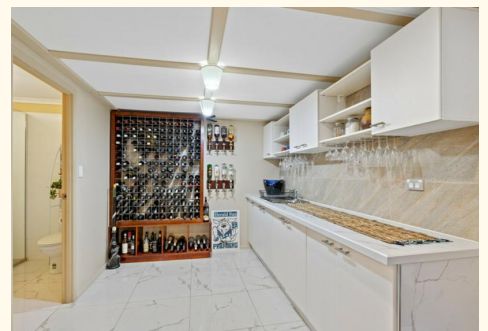
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22 Marianne Street, Victoria Point

Covered Area: 417m²



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