



31 Nottingham Drive, Victoria Point

WALK TO WATER - BUILT FOR FAMILY LIVING & READY TO MOVE IN!

This low-set family home is perfectly positioned in a quite cut de sac in Victoria Point & is only a short walk from the water's edge. This home offers multiple living areas, a large undercover patio, side access for caravan or boat, and so much more for a growing family to move in now & enjoy.

The kitchen in the heart of the home with granite bench tops & a large separate island bench so family & friends can easily be entertained at one time.

- Master bedroom with ensuite & double shower
- Three additional bedrooms with built-ins & ceiling fans
- Home Office/bedroom at the front of the house
- Spacious open plan living & dining area filled with natural light
- Kitchen with granite bench top, separate island, ample space & storage
- Multiple living spaces for everyone to enjoy
- Family bathroom & separate toilet
- Split system air conditioning & ceiling fans
- Plantation shutters throughout the home

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.

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FOR SALE

By Negotiation

VIEW

Sat 18th Jul @ 10:30AM - 11:00AM

AGENTS

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

Jade Hale
0414 158 595
jhale@ljhpropertycentre.com.au

AGENCY

LJ Hooker Property Centre
(07) 3286 2500



- Beautiful wooden flooring in living areas
- Security system
- Expansive under-cover patio area for all entertainment
- Double lock-up garage with drive-through
- Cyclone garden shed
- Side access for Boat, caravan or extra vehicles
- Room for off-street parking

This home is sure to tick all the boxes for families as it's only a short drive to local shops, cinema, schools, cafes, parks, public transport, boat ramp & everything the bayside lifestyle has to offer & more.

Additional Property Information:

Owner Occupied

Rates Approx \$1,170 per qtr incl water

Rental appraisal \$860 to \$900 per week

Built 2001

Call today for your private inspection to make this house your new home!

MORE DETAILS

Property ID	BUFWF2S
Property Type	House
House Size	290 m2
Land Area	762 m2
Including	Air Conditioning

Nyree Ewings 0404 138 785

High Performance Agent - Independent Contractor - Nyree Ewings Pty Ltd | newings@ljhpc.com.au

Jade Hale 0414 158 595

Sales Agent " Nyree Ewings Properties | jhale@ljhpropertycentre.com.au

LJ Hooker Property Centre (07) 3286 2500

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Nyree Ewings



31 Nottingham Drive
VICTORIA POINT

5 Bed | 2 Bath | 2 Car
HOUSE AREA: 290m²



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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 **LJ Hooker**