



## Victoria Point, 37 Fir Street

SOLD BY JAMES AND GRAEME CARMICHAEL

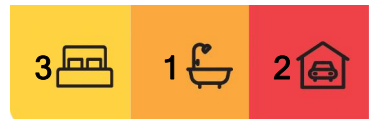
Welcome to 37 Fir Street, Victoria Point - a delightful 3-bedroom, 1-bathroom residence with 2 car spaces, situated on a generous 607m<sup>2</sup> block. This property offers comfortable living in a sought-after bayside suburb, making it an ideal choice for families, first-time buyers, or investors.

### Property Highlights:

#### Living & Comfort:

- \*Three good-sized bedrooms
- \*One bathroom
- \*Spacious living area
- \*Open-plan dining and kitchen

#### Kitchen & Utilities:



**For Sale**  
UNDER CONTRACT

**View**  
[ljhooker.com.au/BT78F2S](http://ljhooker.com.au/BT78F2S)

**Contact**  
**James Carmichael**  
0408 455 771  
[jcarmichael@ljhpropertycentre.com.au](mailto:jcarmichael@ljhpropertycentre.com.au)  
**Graham Buckle**  
0448 059 203  
[gbuckle@ljhpropertycentre.com.au](mailto:gbuckle@ljhpropertycentre.com.au)

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

**Disclaimer:** 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.

\*Large functional kitchen with ample storage

\*Large laundry

Outdoor Features:

\*Expansive backyard with potential for landscaping or extensions

\*607m<sup>2</sup> block offering ample space

\*Double car accommodation

Additional Features:

\*Solar panels

\*Connected to NBN Fibre to the Premises (FTTP) for high-speed internet

\*Proximity to local schools, shops, and public transport

Prime Location:

Situated in the heart of Victoria Point, this home offers:

\*Education:

oWithin the catchment areas of Victoria Point State School and Victoria Point State High School

\*Shopping & Dining:

oClose to Victoria Point Shopping Centre, offering a variety of retail and dining options

\*Recreation:

oNear local parks, walking trails, and the beautiful Moreton Bay coastline

\*Transport:

oEasy access to public transport routes and major roads for commuting

This property presents a fantastic opportunity to secure a home in a thriving community.

Whether you're looking to move in, renovate, or invest, 37 Fir Street offers endless potential.

Additional Information:

\* Vacant

\* NBN Ready

\* Rates Approx: \$935.66 Per Quarter

\* Rental Appraisal: \$630 Per Week

All information provided is gathered from reliable sources; however, prospective buyers are advised to conduct their own due diligence to verify details.

Note: This property is being marketed without a specified price; thus, a price guide cannot be provided. The listing may appear in a price range for website functionality purposes only.



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

**Disclaimer:** 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.

## More About this Property

|                      |              |
|----------------------|--------------|
| <b>Property ID</b>   | BT78F2S      |
| <b>Property Type</b> | House        |
| <b>House Size</b>    | 152 m2       |
| <b>Land Area</b>     | 607 m2       |
| <b>Including</b>     | Solar Panels |

### James Carmichael 0408 455 771

Licensed Real Estate Agent | [jcarmichael@ljhpropertycentre.com.au](mailto:jcarmichael@ljhpropertycentre.com.au)

### Graham Buckle 0448 059 203

Sales Agent | [gbuckle@ljhpropertycentre.com.au](mailto:gbuckle@ljhpropertycentre.com.au)

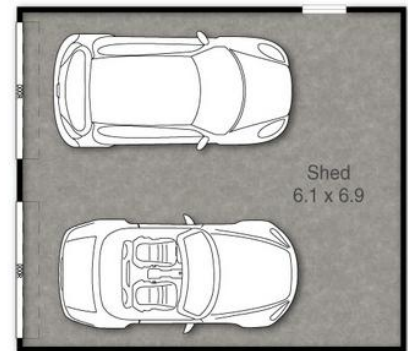
### LJ Hooker Property Centre (07) 3286 2500

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)



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

**Disclaimer:** 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.



## 37 Fir Street, Victoria Point

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.