



37 Grandis Crescent, Victoria Point

SPACIOUS FAMILY LIVING, POOL & 700M² - 2 ENSUITED MASTER BEDROOMS

Positioned on a generous 700m² block in an established Victoria Point pocket, this spacious family home offers an appealing combination of comfortable living, work from home/business spaces and relaxed outdoor entertaining.

Surrounded by mature tropical gardens and featuring a private in-ground pool, the home has been designed for easy Queensland living.

Inside, the layout provides plenty of room for families to spread out, with a generous master bedroom, additional bedrooms and the flexibility of a separate home office or study.

The outdoor area is a real highlight, with the pool and surrounding deck creating a private place to unwind, entertain friends or enjoy weekends with the family. With schools, shopping, sporting facilities, dining and the waterfront all within easy reach, this is a well-located home offering plenty of lifestyle appeal.

4 2 1

FOR SALE
\$1.15M+

VIEW
Sat 3rd Oct @ 11:45AM - 12:15PM

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

Jade Hale
0414 158 595
jade@ljhpc.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.

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Property Highlights:

- Generous 700m² allotment
- Private in-ground swimming pool
- Spacious family-friendly floorplan
- Large master bedroom with direct outdoor access
- Multiple bedrooms plus separate home office/study
- Air conditioning and ceiling fans
- Light-filled interiors with neutral tones
- Functional kitchen, bathroom and separate laundry
- Covered outdoor areas and established tropical gardens
- Solar panels
- Secure garaging plus additional off-street parking
- Quiet residential position
- Close to Victoria Point Shopping Centre and Town Centre
- Easy access to local schools including Victoria Point State High School, , Faith Lutheran College and St Rita's Primary School
- Convenient to sporting facilities, waterfront areas and local amenities

A HOME WITH SPACE, LIFESTYLE AND LOCATION

Whether you're searching for a family home, need additional space to work from home, or simply want a property where you can enjoy your own pool and private outdoor setting, this Victoria Point home deserves your attention.

Contact us today to arrange your inspection - opportunities combining a 700m² block, pool and this level of convenience are always highly sought after.

Additional Property Information:

- Owner Occupied
- Rates approx \$1,400 per qtr incl water
- Rental Appraisal \$950 to \$975 per week

MORE DETAILS

Property ID	BUJJF2S
Property Type	House
Land Area	700 m2
Including	Study
	Air Conditioning
	Pool
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Remote Garage

Nyree Ewings 0404 138 785

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

Jade Hale 0414 158 595

Jade and Tania Hale â€“ Sales Agents â€“ Nyree Ewings
Properties | jade@ljhpc.com.au

LJ Hooker Property Centre (07) 3286 2500

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Nyree Ewings Properties



37 Grandis Crescent
VICTORIA POINT

5 Bed | 2 Bath | 1 Car
HOUSE AREA: 219m²



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