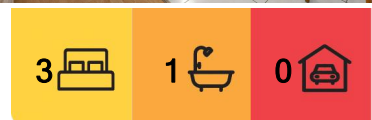


Victoria Point, 4 Alison Court

SOLD BY NYREE EWINGS

LOCATED IN A QUIET CUL-DE-SAC THIS WELL MAINTAINED HOME OFFERS YOU MODERN LIVING COMBINED WITH A GREAT ENTERTAINING LIFESTYLE FEATURING HUGE YARD & POOL OUT THE BACK

- * Renovated kitchen with stone bench tops and breakfast bar
- * Spacious light filled living & dining plus separate enclosed family room
- * 3 bedrooms plus family size main bathroom
- * Stylish plantation shutters throughout
- * Oversized covered entertaining area overlooking rear yard
- * Sparkling inground pool with 2nd bali hut for entertaining
- * 6.6 KW Solar power system to help reduce the cost of living (installed June 2023)
- * Large 760m2 block with handy access on left hand side for small trailer or tinny
- * Excellent tenant in place lease expiring 22 Dec 2024 \$620pw



For Sale
\$799,000+

View
ljhooke.com.au/BS1QF2S

Contact
Nyree Ewings
0404 138 785
newings@ljhpc.com.au
Alex Mitchell
0418 540 179
amitchell.cleveland@ljh.com.au



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.

LJ Hooker Property Centre
(07) 3286 2500

THIS PROPERTY REPRESENTS OUTSTANDING VALUE FOR MONEY IN TODAY'S FAST PACED MARKET AND WON'T LAST LONG!

Additional Property Information:

- Currently tenanted for \$620 per week
- New rental appraisal \$720-\$750 per week
- Rates approx. \$1130 per qtr incl. water

More About this Property

Property ID	BS1QF2S
Property Type	House
House Size	153 m ²
Land Area	760 m ²
Including	Air Conditioning Dishwasher Built-in-Robes Solar Panels

Nyree Ewings 0404 138 785

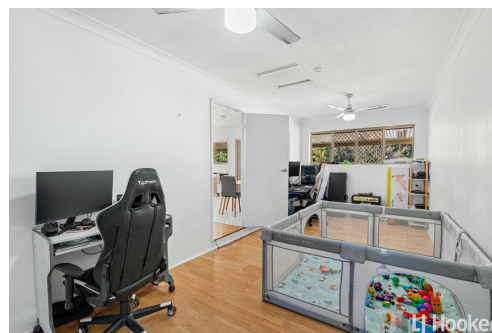
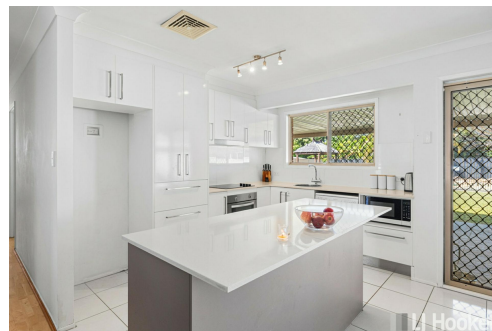
High Performance Agent - Independent Contractor - Nyree Ewings Pty Ltd | newings@ljhpc.com.au

Alex Mitchell 0418 540 179

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LJ Hooker Property Centre (07) 3286 2500

152-164 Shore Street West, Raby Bay, Brisbane QLD 4163
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4 Alison Court, Victoria Point

Covered Area: 153m²

Nyree Fawcett
LJ Hooker Property Centre



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.