



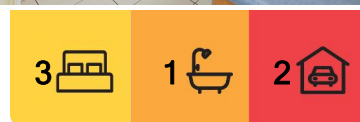
## Victoria Point, 4 Sherlock Street

SOLD BY NYREE EWINGS

THIS WELL MAINTAINED HOME IS IDEAL FOR THOSE ENTERING THE MARKET, INVESTING OR DOWNSIZING - A PROPERTY THAT HAS GOOD SIZED LIVING, GREAT YARD AND ROOM FOR STORAGE TOO!!

- \* 3 Bedrooms plus generous 2 way family bathroom
- \* Spacious lounge, dining and separate family area
- \* Large laundry with 2nd toilet
- \* Covered entertaining area overlooking rear yard
- \* Single remote garage plus large carport for the boat/caravan

CONVENIENTLY LOCATED WALKING DISTANCE TO ALL LOCAL SCHOOLS, MAJOR SHOPPING CENTRE, TRANSPORT AND THE FAMOUS WATERFRONT LIFESTYLE AND BOAT RAMPS



**For Sale**  
\$699,000+

**View**  
[ljhooker.com.au/BRF0F2S](http://ljhooker.com.au/BRF0F2S)

**Contact**  
**Nyree Ewings**  
0404 138 785  
[newings@ljhpc.com.au](mailto:newings@ljhpc.com.au)  
**Alex Mitchell**  
0418 540 179  
[amitchell.cleveland@ljh.com.au](mailto: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**



#### Additional Property Information:

- Tenanted lease expiry 29/4/24 \$540pw
- Rental appraisal \$570PW
- Built 1985

## More About this Property

<b>Property ID</b>	BRF0F2S
<b>Property Type</b>	House
<b>House Size</b>	189 m <sup>2</sup>
<b>Land Area</b>	665 m <sup>2</sup>
<b>Including</b>	Air Conditioning Dishwasher Built-in-Robes

#### Nyree Ewings 0404 138 785

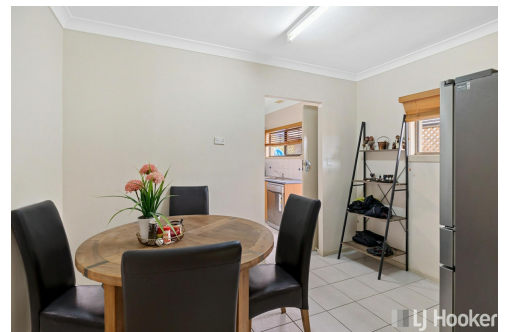
High Performance Agent - Independent Contractor - Nyree Ewings Pty Ltd |  
newings@ljhpc.com.au

#### Alex Mitchell 0418 540 179

| amitchell.cleveland@ljh.com.au

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

152-164 Shore Street West, Raby Bay, Brisbane QLD 4163  
propertycentre.ljhooker.com.au | hello@ljhpc.com.au



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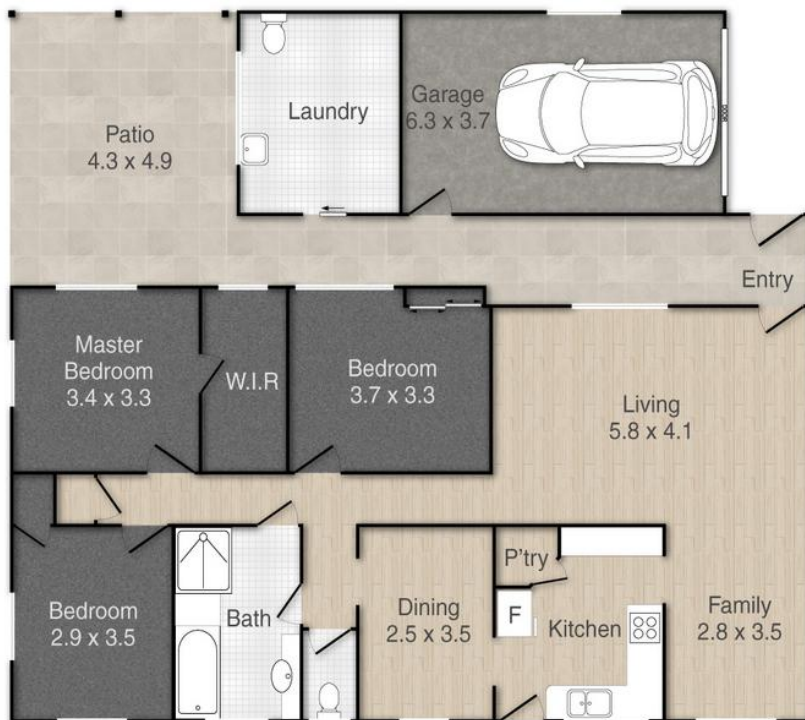
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## 4 Sherlock Street, Victoria Point

Floor Area: 189m<sup>2</sup>

*Nyree Ewings Properties*

 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.

