



41 Sandy Drive, Victoria Point

## Sold By Nyree Ewings

OFFERED FOR SALE FOR THE VERY FIRST TIME SINCE CONSTRUCTED - THIS IMMACULATELY MAINTAINED HOME HAS ROOM FOR GROWING FAMILIES, GREAT INVESTMENT OPPORTUNITY OR IDEAL FOR THOSE DOWNSIZING FROM A 2 STOREY HOME!

- Spacious open plan design featuring formal lounge & dining with quality brand new carpet
- Casual tiled living areas flowing to the outdoor entertaining
- Ample natural light and air flow through home
- Hostess style kitchen with great storage, breakfast bar & pantry
- 4 bedrooms, master suite with WIR & ensuite
- Stunning renovated ensuite and main family bathroom - floor to ceiling tiles & feature bath
- Ducted air conditioning for all year round comfort
- Large alfresco entertaining area - room for the kids and pets to play
- Side access to caravan / boat port 3.5m X 5.8m, plus double garage with extra depth for longer cars

CONVENIENTLY LOCATED WITH EASY ACCESS TO LOCAL SCHOOLS, SHOPPING CENTRES, LAKESIDE RESTAURANTS & CAFE LIFESTYLE PLUS THE SANDY BEACHES VICTORIA POINT IS FAMOUS FOR! DON'T MISS OUT ON THIS GREAT HOME!!

4 2 3

**FOR SALE**  
\$1.2M+

### AGENTS

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

Alex Mitchell  
0418 540 179  
amitchell.cleveland@ljh.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.

LJ Hooker

Additional Property Information:

- Owner Occupied
- Rates approx. \$1200 per qtr incl. water
- Rental appraisal \$810+pw
- Built 2003

**MORE DETAILS**

Property ID	BTUGF2S
Property Type	House
House Size	248 m2
Land Area	602 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Built-in-Robes Fully Fenced Remote Garage Water Tank

**Nyree Ewings 0404 138 785**

High Performance Agent - Independent Contractor - Nyree Ewings  
Pty Ltd | [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)

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House Area: 248m<sup>2</sup>

*Nyree Ewings*

**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.



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