



63 Brendan Way, Victoria Point

## STYLISH NEAR NEW HOME - LOW MAINTENANCE LIVING AT ITS BEST!

THIS STYLISH UPMARKET HOME WILL ABSOLUTELY IMPRESS YOU... FROM THE MOMENT YOU STEP INSIDE YOU'LL FEEL THIS DIFFERENCE... SQUARE SET HIGH CEILINGS, WIDE ENTRY TO WELCOME HOME AND THE LIST GOES ON...

- Great street appeal and wide driveway for extra off street parking
- Spacious open plan living featuring casual lounge, dining and huge media room
- Hostess style kitchen with waterfall stone benchtops, breakfast bar and walk-in pantry
- Generous master suite with WIR & roomy on trend ensuite
- Ducted air conditioning for all year comfort
- Alfresco entertaining with extended timber deck area
- Private inground pool and travertine tiles
- 6m X 6m Garage - room for 4WD parking
- Still under builders warranty

CONVENIENTLY LOCATED WITH IN EASY WALKING DISTANCE TO PARKS FOR THE KIDS, WALKING TRAILS, MAJOR SHOPPING CENTRE, LAKESIDE RESTAURANTS & CAFES AND SCHOOLS.

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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**FOR SALE**

\$1.3M+

**VIEW**

Sat 23rd May @ 12:00PM - 12:30PM

**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

LJ Hooker

MOVE IN, RELAX AND ENJOY THE PRIVATE, MODERN LIFESTYLE ON OFFER - NOT A THING TO DO!!

Additional Property Information:

Owner Occupied

Rates Approx \$1,240 per qtr incl water

Rental appraisal \$960 per week

Built 2022

## MORE DETAILS

Property ID	BUA4F2S
Property Type	House
House Size	232 m2
Land Area	480 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage

### Nyree Ewings 0404 138 785

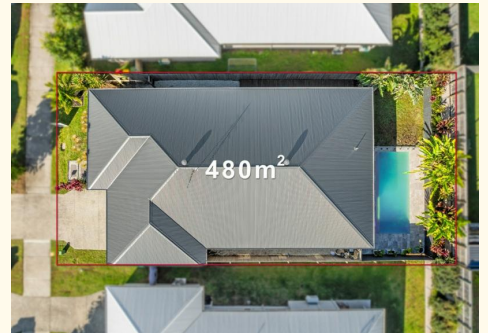
High Performance Agent - Independent Contractor - Nyree Ewings Pty Ltd | [newings@ljhpc.com.au](mailto:newings@ljhpc.com.au)

### Alex Mitchell 0418 540 179

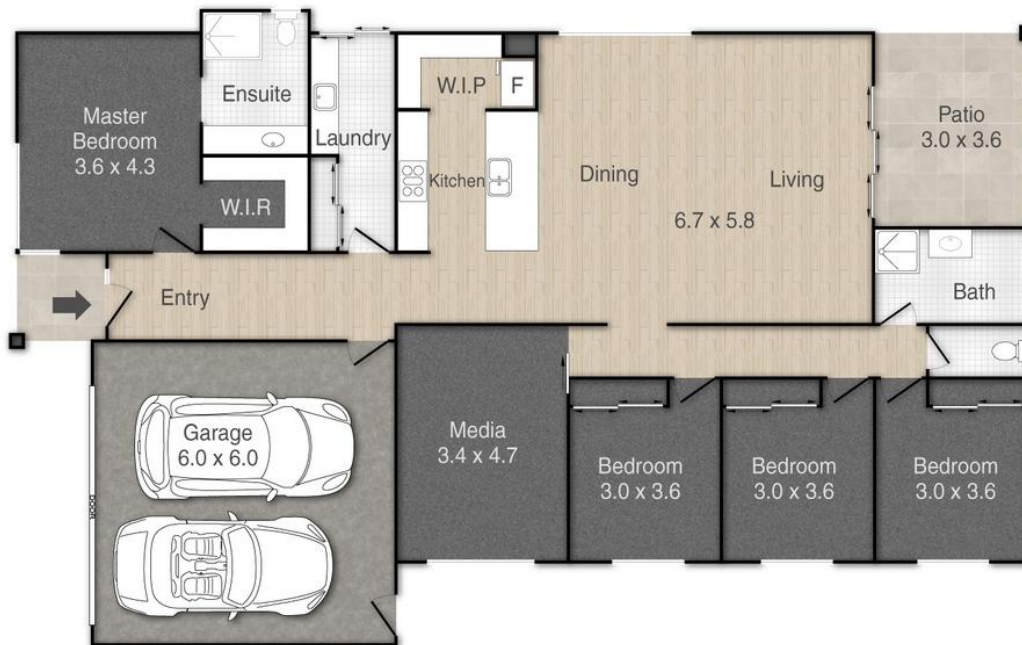
| [amitchell.cleveland@ljh.com.au](mailto:amitchell.cleveland@ljh.com.au)

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

152-164 Shore St West, Raby Bay, Brisbane Qld 4163  
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Nyree Ewings



63 Brendan Way  
VICTORIA POINT

4 Bed | 2 Bath | 2 Car  
HOUSE AREA: 232m<sup>2</sup>



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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 **LJ Hooker**