



Victoria Point, 8 Montessa Street

SOLD BY NYREE EWINGS



THIS INVITING HOME OFFERS COMFORT AND CONVENIENCE - IDEAL INVESTMENT FOR THE FUTURE WITH AN EXCELLENT TENANT IN PLACE (18 YEARS). WALKING DISTANCE TO MAJOR SHOPPING CENTRES, CAFE'S, RESTAURANTS, SCHOOLS & TRANSPORT!

- * 4 Good sized bedrooms, master with ensuite
- * Contemporary kitchen with walk-in pantry overlooking large entertaining area
- * Spacious open plan living areas including 2 separate lounge/family areas and dining
- * Combination of split air-conditioning and fans throughout
- * Double remote garage with internal access
- * Corner block offers access to rear yard for trailer, boat or caravan
- * Space to build a pool and for the kids and pets to play
- * Approx. 3M x 2M garden storage shed
- * Solar power to help reduce the cost of living

For Sale
Offers Over \$989,000

View
ljhooker.com.au/BT0YF2S

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



LJ Hooker Property Centre
(07) 3286 2500

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.

THIS WELL PRESENTED AND MAINTAINED HOME IS MOVE-IN READY. DON'T MISS THIS OPPORTUNITY TO SECURE THIS AFFORDABLE FAMILY HOME IN A PRIME LOCATION.

Additional Property Information:

- Tenanted until 10/7/25
- Rates approx. \$1,140 per qtr including water
- Current rent \$550pw New Rental appraisal \$750pw

More About this Property

Property ID	BT0YF2S
Property Type	House
Land Area	652 m2
Including	Air Conditioning

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 St West, Raby Bay, Brisbane Qld 4163
propertycentre.ljhooker.com.au | hello@ljhpc.com.au



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8 Montessa Street, Victoria Point

House Area: 211m²

Nyree Ewings

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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.