






1/8 Moore Street, Victoria Point

LUXURY COASTAL LIVING - JUST 200M TO THE WATER

POSITIONED JUST MOMENTS FROM THE WATER, THIS STYLISH TOWNHOME OFFERS A SUPRISING AMOUNT OF SPACE, FANTASTIC ENTERTAINING AND LOW MAINTENANCE LIVING IN ONE OF VICTORIA POINT'S MOST CONVENIENT LIFESTYLE LOCATIONS...

- Near new upmarket townhome with high end finishes - still under builder's warranty
- Striking coastal style kitchen with stone bench tops, island bench for casual meals and butlers storage pantry
- Spacious open plan living with feature timber wall & dining area flowing to the outdoor alfresco
- Enjoy covered entertaining overlooking the landscaped gardens
- 4 Generous bedrooms, master suite featuring walk-in robe & large private ensuite with dual vanities
- Additional upstairs sitting area, ideal as a study nook, children's retreat or quiet reading space
- Downstairs powder room servicing the lower level
- Ducted air conditioning throughout for year-round comfort
- Plantation shutters adding a modern, finished feel throughout
- Solar power to help reduce cost of living

4  2  2 

FOR SALE
\$1.15M+

VIEW

Sat 16th May @ 11:00AM - 11:30AM

AGENTS

Alex Mitchell
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Nyree Ewings
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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**

THE LOCATION COMPLETES THE PACKAGE, WITH THE WATER, LOCAL PARKS, SHOPS, CAFES, SCHOOLS AND TRANSPORT ALL WITHIN EASY REACH. OFFERING THE FEEL OF A SPACIOUS FAMILY HOME WITHOUT THE UPKEEP, THIS IS AN OUTSTANDING OPPORTUNITY

Additional Property Information:

- Owner Occupied
- Built 2023
- Rates approx \$1,020 per qtr incl water
- Rental Appraisal \$850 per week
- Body Corporate Fees \$60 per week

MORE DETAILS

Property ID	BU8JF2S
Property Type	Townhouse
House Size	232 m2
Land Area	220 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Solar Panels

Alex Mitchell 0418 540 179

| amitchell.cleveland@ljh.com.au

Nyree Ewings 0404 138 785

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

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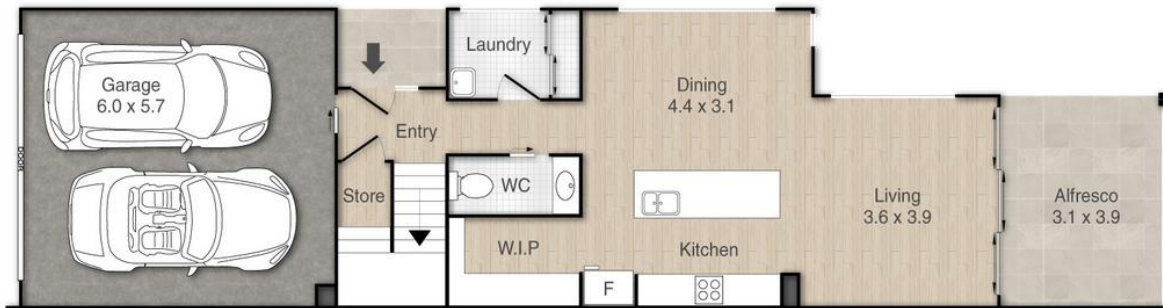
152-164 Shore St West, Raby Bay, Brisbane Qld 4163
propertycentre.ljhooker.com.au | hello@ljhpc.com.au



Ludwig Ehrke



FIRST FLOOR



GROUND FLOOR

1/8 Moore Street
VICTORIA POINT

4 Bed | 2.5 Bath | 2 Car
HOUSE AREA: 232m²



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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