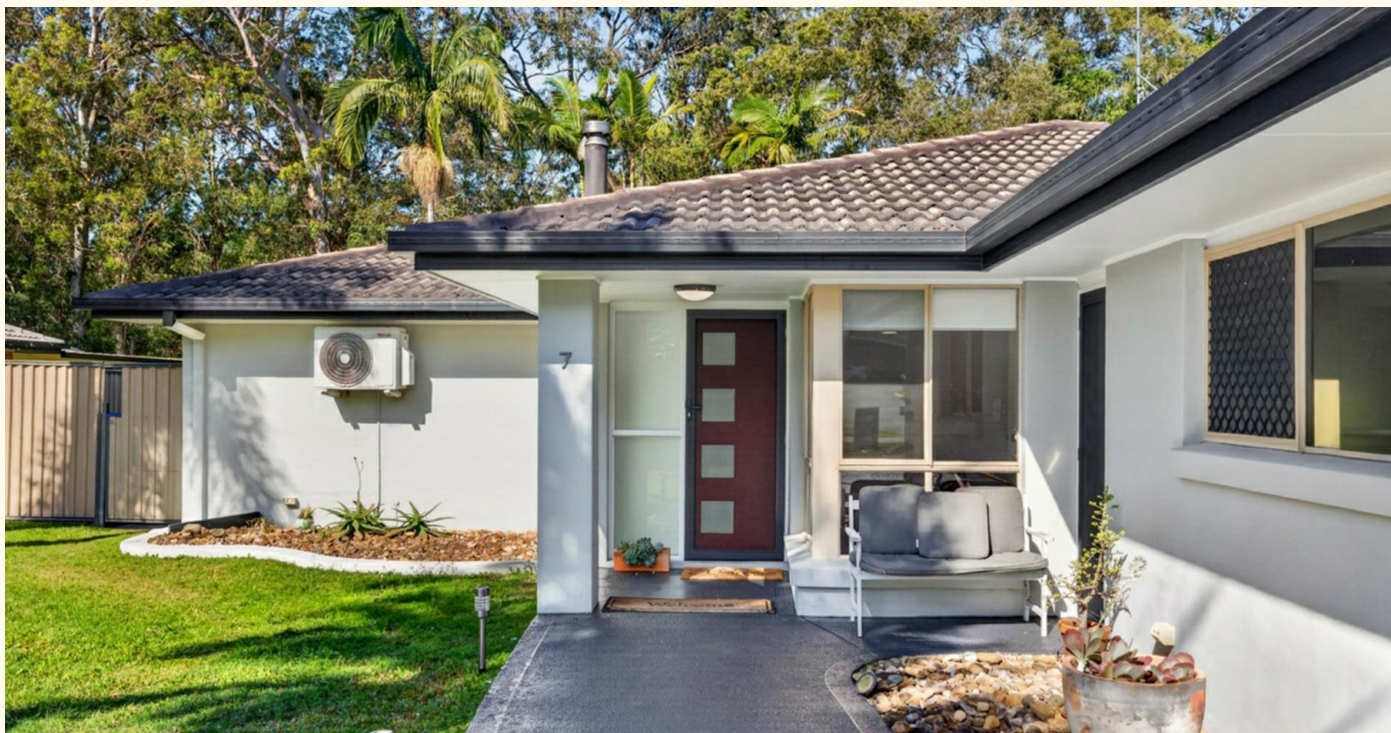




7 Grosvenor Court, Wellington Point

## When space and outlook matter!

This home offers room for the family on a generous 786m<sup>2</sup> private block ideally located in a whisper quiet cul de sac with a stunning outlook to bushland. Showcasing a flexible floorplan, neutral colour palette and generously proportioned rooms, this home provides exceptional versatility for growing families, extended family living or those seeking space to work from home.

At the heart of the home, the spacious kitchen takes full advantage of the picturesque surroundings, overlooking the expansive outdoor entertaining area, sparkling inground pool and tranquil bushland outlook. Ideally positioned within easy walking distance of Ormiston College, local shops and restaurants, this exceptional home combines space, style, privacy and a superb lifestyle in one highly sought-after location.

- Open plan living, dining and kitchen at the heart of the home.
- Separate large lounge or family room with feature wood burner flowing to the outdoor living.
- Kitchen with stone benchtops, breakfast bar, quality appliances smeg range with gas cook-top, triple ovens and grill, integrated dishwasher, spacious pantry, concealed appliance cupboard and heaps of storage
- Expansive outdoor living and entertaining area flowing to the pool

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.

5 2 2

### FOR SALE

Offers Invited

### VIEW

Sat 31st Oct @ 10:00AM - 10:30AM

### AGENTS

Karen Renouf

0413 473 461

krenouf@ljhpropertycentre.com.au

### AGENCY

LJ Hooker Property Centre

(07) 3286 2500



- with landscaped gardens, deck, pizza oven and fire pit.
  - Large master bedroom with ensuite, generous built ins and doors to the outdoor living space.
  - 3 other good-sized bedrooms all with built in robes plus retreat/5th bedroom plus study
  - Family bathroom with freestanding feature bath and oversized shower.
  - Separate laundry
  - Extras include fans, split system air conditioning, security screens, solar panels, generous storage.
  - Heaps of parking for cars, boat, caravans and large shade sail
  - Fully fenced 786m2 block with low maintenance landscaped gardens, garden shed, artificial grass and deck around the pool.
- " Dream location in a peaceful cul-de-sac, within walking distance of Ormiston College and conveniently close to Wellington Point State School, Wellington Point State High School, Redlands College, St Mary MacKillop Primary School and Alexandra Hills State School. Enjoy easy access to local cafés, restaurants, Farmhouse Restaurant and Coffee Shop, Wellington Point Train Station and the picturesque Wellington Point waterfront, just 10 minutes away.

## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | BUKYF2S              |
| Property Type | House                |
| Land Area     | 786 m2               |
| Including     | Deck                 |
|               | Outdoor Entertaining |
|               | Fully Fenced         |

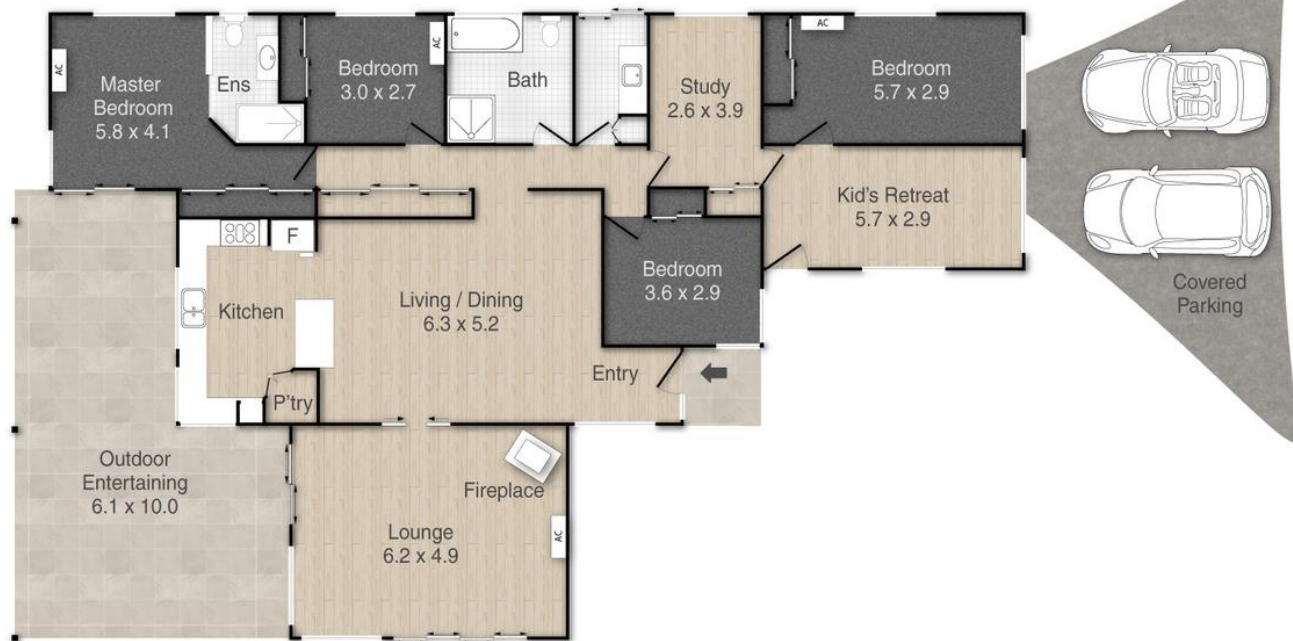
### Karen Renouf 0413 473 461

High Performance Agent - Team Renouf Properties Pty Ltd at LJH Property Centre | [krenouf@ljhpropertycentre.com.au](mailto:krenouf@ljhpropertycentre.com.au)

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

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## 55 Aquila Street, Redland Bay

Total Approx Floor Area: 264m<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.

*Team Renouf* **LJ Hooker**  
Property Centre

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**LJ Hooker**