



## 44 Brendan Way, VICTORIA POINT, QLD 4165

STYLISH LIVING IN VICTORIA POINT IN THIS FOUR BEDROOM LOWSET HOME WITH YOUR OWN PLUNGIE POOL!

Your new lifestyle beckons, with this well designed and thoughtfully renovated home surrounded by equally modern and manicured properties at 44 Brendan Way Victoria Point. Once you enter this home, you will be guided through to the main living areas and will notice the natural light through the white plantation shutters and the open plan feeling of space and opulence. The kitchen has been designed seamlessly using Caesarstone countertops and soft-close draws and features smart-design hidden external cupboards behind stylish cabinetry and new appliances. The bedroom and laundry windows have been treated with a 3M Film Tint, increasing energy efficiency and keeping you warm in winter and cooler in summer and not often do you find an individual split system air conditioner in each bedroom.

Undoubtedly our favorite feature in this home is the resort style Mineral Plungie pool! The owner has built it into the front entertaining area creating an amazing decked platform underneath an equally amazing bespoke shade sale with built in storage, towel hooks, non-slip tiles, internal lighting and Modwood surrounds. New Colorbond fencing each side of the property adds absolute privacy for you and your family to enjoy your pool and gardens and to entertain with ease.

**TYPE:** Sold

**INTERNET ID:** 37P4452

**SALE DETAILS**

**Contact Agent**

**CONTACT DETAILS**

**Elders Real Estate Shailer Park**

4/54 Bryants Road  
Shailer Park, QLD  
(07) 3440 8500

**Nathan Strudwick**  
0432 165 631

WHAT WE LOVE ABOUT THIS HOME:

Nathan Strudwick from Elders Shailer Park is delighted to list this home. "If you've considered living in beautiful Redlands, want to be close to Moreton Bay but also close to lifestyle amenities and arterial roads, this home has been generously renovated leaving nothing more for you to do- a must for you to view!"

Inside:

• 4 bedrooms

• Master bedroom with built in robe and large ensuite

• Open plan

• 2 living rooms

• 2 bathrooms (including ensuite)

• Freshly painted interior

• 6 x split system air conditioners

• Security screened throughout

• Plantation shutters and blinds on all windows

• Ceiling fans in all living areas and bedrooms

• New mirrored built in robes in all bedrooms

• New kitchen built by Kitchen Connection

• Electric ceramic cooktop

• Oven has Air Fryer function

• All new Westinghouse appliances in kitchen

• New laundry built by Kitchen Connection

Outside:

• 450m<sup>2</sup> land size

• Fully fenced including sides

• Freshly painted exterior

• 2.4 x 1.5\* garden shed

• Nice grassed rear yard

• Large pot plants to remain

• Children's forte and trampoline can remain

• Undercover outdoor entertaining area with ceiling fan

• Landscaped low maintenance gardens

• Double lockup garage with internal access

• Mineral Plungie Pool

• Modwood decking and tiles around pool

• Bespoke shade sail over pool

• Feature lighting in and around pool

#### SERVICES:

• Town water & sewerage

• NBN

• 22 x solar panels\* 8.2KW\*

• Council Rates: \$1,400 per quarter\*

Rental appraisal: \$550-\$580\* per week

\*Approx

#### LOCATION:

• Short walk to Victoria Point precinct for Restaurants, Cinemas, Health, Shopping and Bus

• 6 mins to Victoria Point Early Learning Centre

• 6 mins to Victoria Point State Primary School

• 8 mins to Victoria Point State High School

• 8 mins to Sirromet Winery

• 14 mins to Stradbroke Island Ferry Terminal

• Easy access to M1 in both directions

• 39 mins to Brisbane City

• 40 mins to Gold Coast beaches

• 34 mins to BNE Airport

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

Other features: Close to Schools, Close to Shops, Close to Transport, Pool

- Land Area 450.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage













