

**12 Dawn Crescent, Thornlands, Qld 4164**



**House For Sale**

Thursday, 18 January 2024

12 Dawn Crescent, Thornlands, Qld 4164

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1077 m2**

**Type: House**



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## AUCTION

In-Room Auction - Fiction Bar, Raby Bay Harbour Wednesday 14/02/2024 6:00pm Situated on an expansive 1077m<sup>2</sup> block, this property equipped with three phase power presents a unique opportunity for development in a highly sought-after location. Beyond its identity as a welcoming lowset family home, it stands as a versatile canvas for future expansion. Additionally, pending approval from the local council, the property could potentially be subdivided into two parcels. Notably, there are exciting considerations for changes in Redlands City Council regulations this year, potentially allowing for the creation of three blocks while retaining the existing house. Its strategic positioning ensures effortless access to nearby amenities, schools and shopping centres, enhancing day-to-day convenience. Upon entering, you'll find the focal point of this home a stunning modern kitchen, complete with ample storage cabinetry and a gas cooktop, catering to culinary enthusiasts and gatherings alike. The well-designed interior features three bedrooms, with the master offering a walk-in robe. Throughout the entire house, enjoy the comfort of air conditioning and ceiling fans, ensuring relaxation throughout the year. Entertaining is effortless with an inviting outdoor area and a delightful swimming pool, perfect for creating cherished moments with family and friends. The inclusion of solar panels reflects a commitment to sustainable living. Situated in a family-oriented community within walking distance of the bus stop, Redlands District Special School and Thornlands State School. Additional educational facilities are a short drive away. Convenient access to major retail centres, delightful restaurants and various amenities in Cleveland or Victoria Point. Moreover, the breathtaking Moreton Bay offers an array of aquatic activities like boating, fishing, and kayaking, right at your fingertips.\* This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes- 1077m<sup>2</sup> block with development opportunity STCA- Air conditioning and ceiling fans throughout- Stunning Modern Kitchen with ample cabinetry- Master bedroom with walk in robe- Swimming pool and outdoor entertaining area- Nearby to Cleveland and Victoria Point for dining- Moreton Bay short nearby for boating and fishing- Short distance to local state and private schools Call to inspect with Josh & Jake Sherwood today!