

**16 Marina Street, Alexandra Hills, Qld 4161**

**House For Sale**

Wednesday, 29 May 2024



16 Marina Street, Alexandra Hills, Qld 4161

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 766 m2**

**Type: House**



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## For Sale - By Negotiation

Sprawled across a larger-than-usual 766m<sup>2</sup>, this high-set home is nestled against a stunning bushland backdrop, enjoying that rare and often elusive sense of space whilst being within just a few short minutes to Alexandra Hills Shopping Centre, and the exciting proposed Birkdale Community Precinct. Bathed in a bright rear-North aspect, it offers an easy, workable layout with open plan interiors that flow onto a vast front verandah and sheltered rear deck, plus a tidy modernized bathroom, and an expansive double bay garage with plenty of space for toys, tinnies, and tools of the trade. Retaining a huge rear yard, there's an excellent opportunity here for those who might like to add a pool, expand upon what's here, or get simply get creative with some low-cost cosmetic upgrades (STCA). With no rear neighbours, it's the location that will come as a major draw card to buyers, as it sits within easy reach of Ormiston College, Stradbroke ferries, and scenic bayside waterfront dining, and of course the community precinct, which is set to transform Redland Bay with the area's first public lagoon, multiple plazas, a zipline, treetop walk and adventure playground.

- Bright and breezy layout, high-set with rear Northerly aspect
- Great potential for simple cosmetic upgrades or extension
- Three well-sized bedrooms, tidy modernized bathroom
- Double bay garage plus expansive storage in undercroft, garden shed
- Generous 766m<sup>2</sup>, no rear neighbours
- Fantastic location to secure ahead of Birkdale Community development
- Development plans reveal 62 hectares of family entertainment
- Close to landmark dining precincts among Raby Bay & Wellington Point
- Easy access Wellington Point Boat Ramp & SeaLink Stradbroke ferries
- Minutes from Alexandra Hills, Capalaba Park & Capalaba Central shopping
- Close to great schools including Ormiston & Redlands Bay Colleges
- Easy access to CBD via bus, close access to motorway links