

# 9 The Rampart, Redland Bay, Qld 4165

## House For Sale

Tuesday, 12 March 2024

**Harcourts**  
PRESTIGE

9 The Rampart, Redland Bay, Qld 4165

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 3**

**Area: 740 m2**

**Type: House**



Oliver Foran



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## FOR SALE

Welcome to 9 The Rampart, Redland Bay - a majestic residence nestled in arguably one of the area's most prestigious streets. Situated in a whisper-quiet elevated cul-de-sac position, this grand-scale home offers unparalleled panoramic views over the foreshore and Moreton Bay, with vistas stretching out to the Bay Islands. Spanning across a generous 740m<sup>2</sup> block, this property boasts a picture-perfect setting for enjoying both sunrises and sunsets. With 668m<sup>2</sup> of internal living space, this Blue chip location home offers multiple living, dining, and entertaining zones spread over two levels, providing ample room for relaxation and hosting gatherings. Upon entering, you're greeted by high ceilings flooded with natural light, accentuating the hardwood timber floors upstairs and the tiled floors downstairs. The residence is equipped with split-system air conditioning and ceiling fans throughout, ensuring comfort year-round. Security and convenience are assured, with a comprehensive security/intercom system in place. Additionally, the property features a Solar 9.24kw system, ensuring energy efficiency. Throughout the home, brick feature walls add character and charm, while the tranquil bay views provide a serene backdrop to everyday living. Whether unwinding in the expansive living spaces, entertaining guests in the outdoor areas, or simply enjoying the beauty of the surrounding landscape, 9 The Rampart offers a lifestyle of luxury and refinement.

**Downstairs**

- Wide welcoming foyer with soaring ceiling
- Grand timber staircase
- Expansive open plan kitchen, living, dining, wet bar, rumpus room/ theatre or games room with combustion fireplace
- Designer 2 pac and granite kitchen with walk-in pantry, stainless appliances, ample storage and preparation area plus server window
- Downstairs master bedroom with 2-way ensuite
- Home office/ study
- Spacious custom fitted laundry with external access
- Downstairs bathroom
- Oversized triple garage with extra raised up storage - Ideal workshop or gym
- Covered entertaining patio with beautiful views over the pool and bay
- Large resort style pool with waterfall feature and views over the bay
- Fully fenced and private with beautifully landscaped grounds and gardens
- Terraced back garden area

**Upstairs**

- Spacious lounge, dining and kitchenette opening onto full length covered entertaining patio
- Beautiful hardwood timber floors throughout
- 3 extra large sized bedrooms plus master suite - all built-in-rovers (bed 3 has walk-in), split system air-conditioning and ceiling fans
- Master suite in its own wing features oversized ensuite with bath, huge

**Location**

- Redland Bay State School Catchment (2km from the property)
- Victoria Point State School Catchment (4.2km from the property)
- Redland Bay Woolworths (2.5km from the property)
- Redland Bay Terminal (2.3km from the property)

We look forward to seeing you at our next open home and feel free to call Oliver (0413 072 997) or Shantelle (0422 273 461) from Team Foran today with any questions.