

# 23 Livistona St, Redland Bay, Qld 4165

## House For Sale

Tuesday, 2 July 2024



23 Livistona St, Redland Bay, Qld 4165

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 387 m2**

**Type: House**



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## JUST LISTED!

Emma from Blue Moon Property proudly presents 23 Livistona Street, Redland Bay to the thriving Brisbane market! Discover the epitome of luxury living in Redland Bay's newest boutique development, the prestigious Shoreline Estate. Nestled within the captivating landscape of this stunning bayside community, this near-new residence, is a testament to refined craftsmanship and meticulous design. Step inside and embrace the epitome of modern luxury living. This home boasts ducted air conditioning throughout, ensuring year-round comfort, and an open-plan layout that seamlessly integrates the living, dining, and kitchen areas. The state-of-the-art kitchen is a chef's haven, featuring a gas cooktop, stone benchtops, and a butler's pantry. The spacious living and dining areas extend effortlessly to the outdoor entertaining space, where you can relax with family and friends. The home includes four generously sized bedrooms, each with built-in robes, and two contemporary bathrooms plus a media room or second living area. The master bedroom is a true retreat, offering a walk-in robe and a luxurious ensuite. Additionally, the property boasts solar panels on the roof to contribute to low-cost electricity bills, enhancing the home's energy efficiency.

- Near new home (built 2023) with open-plan layout
- Ducted air conditioning throughout
- Modern kitchen with 900mm gas cooktop and butler's pantry
- Solar panels adorning the roof
- Schools, shopping, and parks all within easy reach
- Steel Frame Construction
- 1200mm Feature Entry Front Door
- Open Plan Kitchen / Dining / Living Room
- Seperate Laundry Room out to Clothesline
- Large Under Roofline Alfresco Area with Gas Outlet for BBQ
- Barrier Screens to all Windows and Doors
- Mirrored Sliding Doors to Bedroom Robes
- Ceiling Fans to all Bedrooms, Living Area and Alfresco
- Stone Bench Tops Throughout with Waterfall End to Kitchen Bench
- Square Set Cornice to Entry/Hallway/Living
- Instantaneous Gas Hot Water System
- Lightweight Hebel Cladding with Full External Render
- Fully Fenced and Landscaped
- Termite Treatment/Management System

Conveniences are within a 10-minute drive from your new home. Shopping is easily accessible at Rededge and Redland Bay shopping centres, while the iconic Redland Bay Hotel offers fabulous dining options for social gatherings. Nature enthusiasts will appreciate the nearby conservation areas, perfect for bushwalking and spotting native wildlife, and the local beaches are just a short drive away when the allure of the water beckons. Conveniently situated within walking distance to the new State Primary School (opened 2024), public transport and future Shopping Centre, this property ensures ease of access to essential amenities. You're just an hour away from the Gold Coast and 40 minutes from Brisbane CBD, making it convenient for family outings and commutes. The nearby Redland Bay Marina provides a gateway to waterfront activities, enhancing the lifestyle appeal of this family-friendly home. Call Emma today to arrange an inspection! Property Code: 10813