



# SOLD

## SOLD BY ANDREW BOTWRIGHT

These homes will forever be connected to the community of Brighton and Sandgate. Renovated using a subtle blend of stone and wood to create two unique homes all on the one title. This opportunity is a rare find and offers value to a broad spectrum of buyers. From your savvy investor seeking a positive rental return, Airbnb to shared family arrangements, or just a second income, this property ticks all the boxes.

### Highlights

- Two homes on one title with endless potential
- Potential Rental | Front Home = \$570-\$610
- Potential Rental | Back Home = \$400-\$450
- Potential Earnings Two Homes +6% or One Home 2.6% to 3%
- Northerly aspect capturing the breezes from the top of Brighton Hill
- 905m2 land parcel
- 800m to the stunning Brighton foreshore
- Bus connections on North Road through to CBD
- Collection of private & public schools within walking distance
- Space available for; caravan, boat, shed, pool, or extension
- Fully fenced – with electric gate
- Under 8minutes to Sandgate train station
- 5kW PV Solar system
- BCC Rates Approx.: \$450 per qtr.
- Qld Utilities Water: \$600 per qtr.
- Internet Connection: 5
- Comes with Master Plan
- Built-in 1958

### Front House

- Four bedrooms
- Huge light-filled Sunroom
- Two bathrooms, the main fitted with a clawfoot bath
- Built-in wardrobes
- Polish Timber Floors
- Soaring high ceiling throughout
- Modern Kitchen complete with Island Bench

6 BED | 4 BATH | 4 CAR

**PRICE:**  
\$960,000

**OPEN FOR INSPECTION:**  
N/A



**Andrew Botwright**  
0402784250  
andrewbotwright@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)