



FOR SALE

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:

\$997,000 | Contact Agent

OPEN FOR INSPECTION:

N/A



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