77 NORTH ROAD, BRIGHTON, QLD, 4017









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