9 PALM AVENUE, SANDGATE, QLD, 4017









SOLD

ELEVATED DREAM CLOSE TO EVERYTHING!

Welcome to 9 Palm Avenue, Sandgate. When the location is everything, trust me when is I say, you don't want to miss this one. Positioned only three doors from Eagle Terrace, and on the cusp of Shorncliffe, this renovated Queenslander cottage, set out over two levels blends both old and new to create a place you can call home.

This property has dual access via Stephensen Street which is a very quiet cul-de-sac to the rear of the home and ideal for those learning to ride their bike or looking for some respite from the traffic. From here Make your way inside by following down the path through the amazing gardens that frame the home.

Once inside the open-plan design brings the kitchen, lounge, dining, and outdoor patio together. All spaces have been recently renovated, combining modern design with the cottage feature such as VJ's and casement windows as one. The large security screened patio brings the outdoors in providing an extra open living space suitable for our climate and outdoor lifestyle.

The timber staircase leads upstairs to the original home complete with the traditional timber floors, VJ's, and high ceilings. There are three generous bedrooms each with built-in wardrobes and storage space and the main bedroom comes with a walk-in-robe. Of an evening pour yourself a drink and head out onto the balcony that overlooks the bay and take in the ocean breezes.

Since acquiring the property in 2012, continual improvements have been undertaken to maximise liveability and build on the appreciation Sandgate/Shorncliffe has experienced over the years. Be quick as this property will not be around for long.

FEATURES:
- Ceiling fans
- Air conditioning throughout
- 3.5kw Solar
- 40mm stone benchtops
- VJ walling.
- High Ceilings
- Block out blinds.
- Timber floors upstairs.

4 BED | 2 BATH | 2 CAR

PRICE:
$1,130,000

OPEN FOR INSPECTION:
N/A

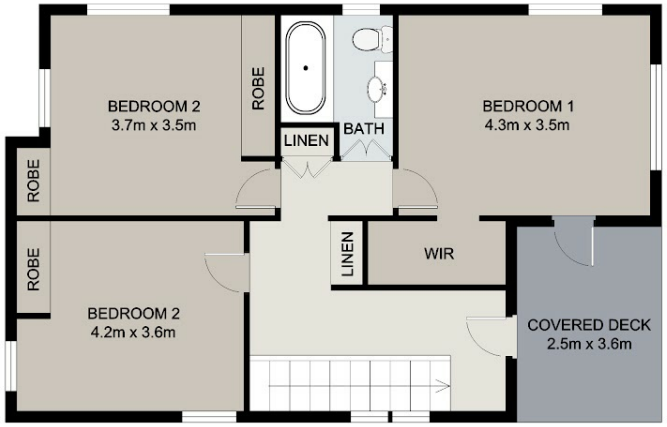


Andrew Botwright
0402784250
andrewbotwright@atrealty.com.au
www.atrealty.com.au

GROUND FLOOR



TOP FLOOR



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Andrew Botwright
0402784250
andrewbotwright@atrealty.com.au
www.atrealty.com.au