



SOLD

WATERFRONT VIEWS FROM THE MASSIVE DECK!

Originally built in the 1880s and lovingly renovated in 2016 with uncompromising pieces such as the 1920s front door and lead lights, this magnificent home oozes character and is positioned perfectly in the Sandgate Avenues to enjoy all that the waterfront and Sandgate Village has to offer.

Upstairs boasts a large open-plan Lounge, Dining & Kitchen that flow out through bi-fold doors to the enormous Deck with views over Bramble Bay. Large bi-fold passthrough windows from the Kitchen make entertaining on the deck a breeze!

The hand-painted designer Kitchen is large and well-equipped with stainless steel appliances, plumbing for your fridge, tonnes of bench space & storage including a large pantry and a stunning glass splashback with a dawn photo of the Shorncliffe Pier. There is also a Powder Room and Study upstairs.

Downstairs are 3 Bedrooms, the main includes a Walk-in-Robe and Ensuite. There's a good sized Bathroom and separate Toilet, as well as a Mud Room/Linen closet near the back door. Plenty of space to add a lift to minimise the stairs.

Outside is a double Carport with an enclosed Laundry and separate storage cupboard, plus a Garden Shed and 5,000Ltr Water Tank. Gardens are low maintenance featuring professionally selected native plants and a gravel courtyard.

Cleverly redesigned to maximise the bayside breeze and views, the property includes sustainable and energy-efficient features:

- Sungrow Solar panels installed 2017 - 3.8k with 5kw inverter
- Low-E tint to all windows to reduce heat in Summer but welcome it in Winter
- Double-cell honeycomb (maximum temperature and noise insulation) blackout blinds
- Ceiling fans throughout plus air-conditioning in 2 bedrooms

This property is conveniently located near the heart of popular Sandgate Village. Within less than 10 mins walking distance are:

- Woolworths, Aldi, Australia Post, bakeries, butcher
- Farmers' markets every Wednesday and Sunday, artisanal craft and produce markets every

3 BED | 2 BATH | 2 CAR

PRICE:
\$1,380,000

OPEN FOR INSPECTION:
N/A



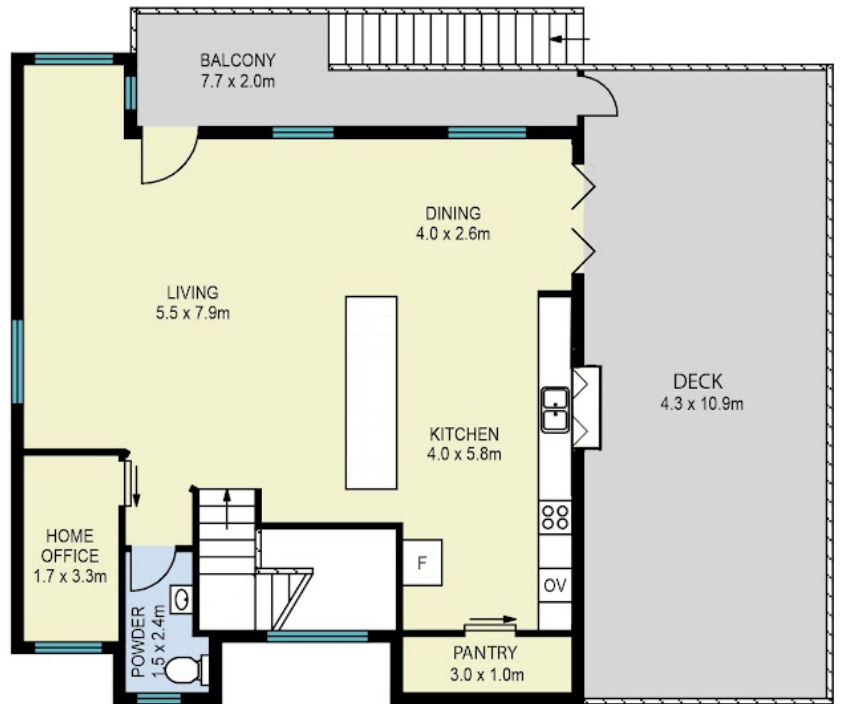
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GROUND LEVEL



LEVEL ONE

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.

Whilst every attempt has been made to ensure accuracy, Floor Plans are representative and should be used as a guide only