



FOR SALE

BAYSIDE FAMILY LIVING AT ITS BEST

Capturing the laid-back style, tradition and breezeways of the iconic Queenslander cottage, this beautifully maintained and immaculately presented four-bedroom home offers a fantastic opportunity to secure the dream of beachside living in style in a tightly held enclave on the cusp of Sandgate and Shorncliffe.

Introduced by the character, elevated verandah synonymous with this style of home and offering water views that present a perfect backdrop to sit awhile and enjoy the sea breezes and glistening ocean vistas any time of day. Beautifully appointed throughout, this welcoming family home is set amongst an enchanting verdant outlook with superior space from the captivating open plan living and dining that's underpinned by polished hardwood floors and framed by VJ walls and character fretwork. The central gourmet kitchen features granite benchtops, custom cabinetry, a suite of quality appliances and breakfast bar that transitions effortlessly from the main living space to a beautifully positioned alfresco decking area that encourages year-round living and entertaining as well as scope for future plans. A separate formal living room offers zoned entertaining, and an adjacent study enables a quiet place for work, reflection or just curling up with a good book.

Positioned on the main living level are two double bedrooms featuring custom built-in robes with a central family-sized bathroom offering a contemporary styled bath, shower and vanity. Leading down from the internal staircase are two further bedrooms that have been beautifully appointed and share a private alfresco entertaining space. An adjoining contemporary bathroom services the accommodation environs while the flexible floor plan allows scope for self-contained multi-generational living, teenage or adult children retreat, or a home business/office.

The low maintenance, private block offers unobstructed side access to the property, and with the 544 sqm (approx.) allotment, providing plenty of room for a pool and outdoor plans. A remote tandem garage with adjoining floor space offers ample opportunity for a workshop or hobby space with the capabilities for renovating to suit your needs. Other features of the property include ducted airconditioning, split system air conditioning, ground floor laundry, high ceilings, low maintenance gardens and a neutral colour palette that complements the period of the home.

Take a short stroll to the popular Matthew Thomas or Wired Owl Cafes for your morning coffee or weekend breakfast and only steps from Eagle Terrace and the scenic Lovers' Walk that provides a spectacular promenade to stroll or bike along the scenic coast to Shorncliffe Pier and

4 BED | 2 BATH | 2 CAR

PRICE:
Inviting Offers

OPEN FOR INSPECTION:
N/A



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7 Palm Avenue, Sandgate

Approximate total
Internal 207m² | External 50m² | Total 257m²

Please note this floor plan is for marketing purposes only. Dimensions and layout are approximate. Mountfort Media gives no guarantee or warranty over the accuracy of this plan, interested parties should make their own enquiries.

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