31 MURRAY STREET, SANDGATE, QLD, 4017









SOLD

SUPERB SINGLE-LEVEL STYLE BY THE WATER....

In a coveted lifestyle location just metres from the Sandgate foreshore, this gorgeous single-level home offers an enticing combination of lifestyle convenience and carefree contemporary style, complete with dual street frontages.

A welcoming entrance hall with rich timber floors accesses a carpeted main bedroom with a stylish ensuite and large walk-in robe, two additional bedrooms with built-in robes, and a beautifully bright and modern central bathroom.

The calming resort-style ambience throughout culminates in the heart of the home, where an impressive and expansive light-filled open plan living and dining zone of generous dimensions is highlighted by a stunning kitchen with Blanco appliances. Enjoy balmy nights entertaining amongst friends in the semi-enclosed, 30sqm (approx) alfresco deck to the rear, offering great outlooks over the lush gardens whilst you sit back and enjoy the sea breeze.

Further complemented by a large laundry, three reverse cycle heating/cooling units, ample storage throughout, and off-street parking for two cars behind front gates, and enviably situated in a highly desired Sandgate locale, known for its thriving arts and cultural community, moments from Sandgate Aquatic Centre, Arthur Davis Park, Brighton Road village shopping, Dowse Lagoon, Sandgate Station, Nashville State School, Bracken Ridge State High and M1 access.

NEARBY...
175m to the Sandgate foreshore
175m to Sandgate Aquatic Centre
600m to Sacred Heart Catholic School
1km to Sandgate library
1.2km to Sandgate State School
1.4km to Full Moon Hotel
3km to St Patricks College
3.5km to Qld Cruising Yacht Club
4km to Sandgate Golf Club
3 minutes to local supermarkets, Sandgate library and train station.

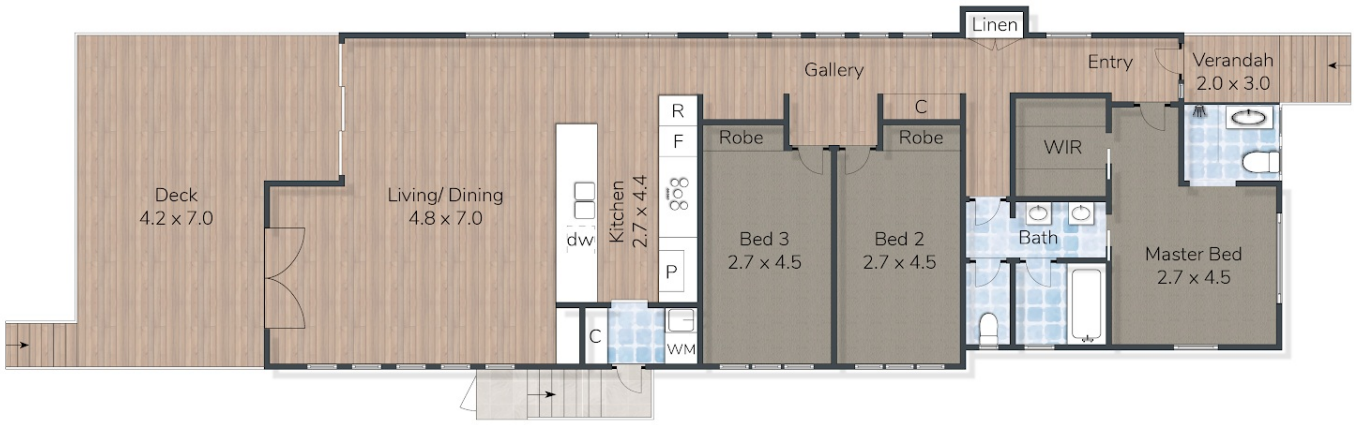
3 BED | 2 BATH | 1 CAR

PRICE:
$1,300,000

OPEN FOR INSPECTION:
N/A



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



31 MURRAY STREET, SANDGATE

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.

INT:	145 sqm
EXT:	43 sqm
TOTAL:	**188 sqm**

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