39 RAINBOW STREET, SANDGATE, QLD, 4017









SOLD

CHARMING SINGLE LEVEL QUEENSLANDER COTTAGE

Beyond a picture-perfect façade, it will be love at first sight with this darling three-bedroom, single-level Queensland cottage that impeccably rises to meet the needs of today with the character and charm of yesteryear.

A masterful fusion of original character with modern-day living, this flawlessly presented, century-old cottage's unexpectedly generous dimensions possess all the elements for immediate family enjoyment with an exciting opportunity to put your personal touches on its generous proportions with a superb garden allotment of 607m2 (approx.) to enjoy.

Beautifully presented in the contemporary tones of crisp white with dark grey detailing, the home welcomes you with an enclosed sunroom framed by plantation shutters and underpinned by polished hardwood floors that feature throughout the home. A central hallway introduces the iconic Queenslander features of 12" ceilings, VJ walls and timber fretwork detailing as you are introduced to a spectacular open plan living and dining space offering superb proportion and scale from the 5m vaulted timber ceilings featuring skylights that drench the space in natural sunlight with a unique loft offering a myriad of exciting possibilities. Complemented by a delightful kitchen with timber cabinetry and separate study/home office, the main living area opens effortlessly to the elevated alfresco verandah that provides the perfect spot for enjoying leafy vista views of the garden at any time of day.

Three comfortable robed bedrooms are zoned to invite the breezes from the north-facing sunroom, with the master offering a well-presented ensuite with oversized shower, while the family bathroom features a gorgeous claw foot bath. Other notable features of the home include custom timber joinery, air conditioning and immaculately presented grounds of established gardens and trees with a manicured drive, carport and powered shed completing the picture.

- Lovingly presented single-level Queenslander cottage
- 3 bedrooms, 2 bathrooms plus study
- Spacious open plan living and dining with 2m vaulted ceilings
- Contemporary colour palette and bespoke finishes
- Original features include VJ walls, timber fretwork, polished hardwood floors
- Established 607m2 (approx.) garden allotment

3 BED | 2 BATH | 2 CAR

PRICE:
$985,000

OPEN FOR INSPECTION:
N/A



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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:	143 sqm
EXT:	81 sqm
TOTAL:	**224 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.

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