288 FLINDERS PARADE, SANDGATE, QLD, 4017









SOLD

SANDGATE'S BEST-KEPT SECRET!

Masterfully celebrating life inside an effortless fusion of living, entertaining, working and playing with plenty of space to make yours, this home is the unsung hero in harmonious family living.

A considered design expertly built by Master builders OJ Pippin, this tranquil five-bedroom family home doesn't need any fanfare or imposing street presence. The exclusivity of this family compound, privately tucked away from the road and still holding those fantastic ocean views, endears it even more.

Equipped with every convenience and luxury, the sleek gourmet kitchen features waterfall stone benches, a suite of premium appliances and a butler's pantry. An effortless integration from the adjoining open plan living and dining connects you to the alfresco entertaining with an outdoor BBQ kitchen and the self-cleaning, heated magnesium pool to ensure everyday living is without compromise. A ground-floor bedroom with a separate bathroom and WC offers flexibility for guest accommodations. The private and secure rear yard highlights gardens and lawns with enough space for the kids and pets to play.

Second-level accommodations offer family break-out space, generous bedrooms with robes and study nooks with a master suite including a walk-in robe, full ensuite and balcony access to take in those water views. Overflowing with features including ducted air conditioning, Haiku ceiling fans, bespoke banquette seating and gas log fire beautifully set against a neutral palette of cooling beachside hues and contemporary styling. Add to this already remarkable property is the bonus of an expansive home office with a kitchenette (or fifth bedroom/multi-generational living) that offers separate access from the sizable three-car remote garage and abundant off-street parking with enough space for caravan, boat or trailer storage.

WHAT THE OWNERS LOVE...
"Flinders parade is always buzzing with families and friends making the most of the high tides or holiday periods along the waterfront. One of the things I love about the property is that you feel somewhat protected and out of the full view of others whilst still enjoying the lifestyle and what the bay has to offer. In my opinion, one of the best things about the property is the open-plan living, which allows for the beautiful ocean breezes in the summer and captures the amazing winter sunrises. The seamless transition between indoor and outdoor entertaining spaces means we often find ourselves hosting BBQs with family and friends whilst the kids would be enjoying the pool. I also love a quiet moment in the morning when the sun is giving life to the kitchen/living

5 BED | 3 BATH | 3 CAR

PRICE:
$2,440,000

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:	304 sqm
EXT:	103 sqm
TOTAL:	**407 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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