



# SOLD

## THIS IS LIVING!

If lifestyle is at the top of your priority list, then you simply must inspect this property. It's a large, classic family home on a generous fully fenced block with 21m canal frontage in the prestigious Newport.

Beyond the secure and private courtyard garden at the front of this home, you enter the lounge with its high raked ceilings and grand fireplace, a nod to its architectural origins and a glimpse of the classic entertaining lifestyle to be shared with friends and family.

This large family home boasts 6 bedrooms, each with built in robes and ceiling fans and a couple with built in desks! There are 3 bathrooms in total, the main has a large ensuite plus a second bathroom upstairs and the third one downstairs, beside the massive internal laundry.

The kitchen is spacious and provides stacks of bench space and storage, there's a gas cooktop and electric oven for cooking up a storm, and with a breakfast bar and separate dining, both overlooking the entertainers patio outside, it's sure to be the hub of the home.

As mentioned the lounge is certainly grand, however there's an even bigger games room or rumpus at the back of the home, including a kitchenette, and also overlooks the covered back patio and waterfront.

With 21m canal frontage, you can certainly dock a sizeable vessel right at your back door, and as it's bayside of Griffith Rd...tall masts are not an issue either.

This is all located in arguably one of Queensland's most quintessential lifestyle precincts, so close to:

- Scarborough Marina with dining options such as Morgan's Seafood, Tempest Restaurant & Teppanyaki, Scarborough Harbour Brewing Co and the casual Sea Salt & Vine Cafe;
- Walk the dog or run along the bike paths and waterfront;
- Fishing, Snorkelling, SUPing or paddling the crystal clear waters of Moreton Bay;
- Picnics & sundowner drinks as the sun sets over the Glasshouse Mountains;
- Cheer on the Redcliffe Dolphins at Kayo Stadium just a short walk away;
- Schools including Southern Cross Catholic College, Australian Trade College & Redcliffe State High not far away;
- Transport including buses and the nearby Kippa-ring Station so close by.

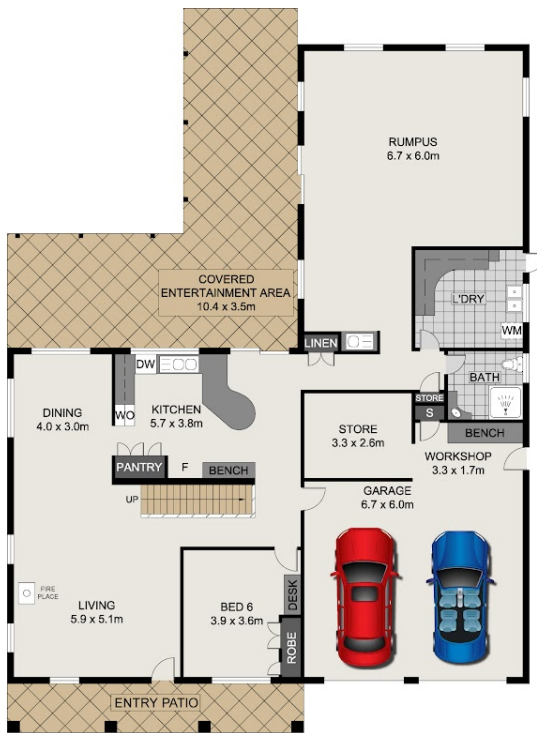
6 BED | 3 BATH | 2 CAR

PRICE:  
\$1,600,000

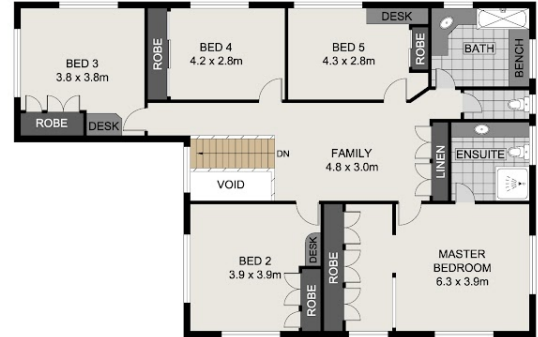
OPEN FOR INSPECTION:  
N/A



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LOWER LEVEL



UPPER LEVEL



Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT : 298.51m<sup>2</sup>  
 EXT : 68.93m<sup>2</sup>  
 GARAGE : 40.20m<sup>2</sup>  
 TOTAL : 407.64m<sup>2</sup>

## 22 Courageous Court, Newport

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.