17 EVANS ROAD, BRAMSTON BEACH, QLD, 4871









SOLD

SOLD BY SHARON VYNER

Embrace the serenity of coastal living in this delightful 3-bedroom beach residence, perfectly positioned in the historic township of Bramston Beach. Just 60 kilometres south of Cairns, this remarkable property offers an idyllic blend of modern comfort and seaside tranquillity.

Set on a generous 1,052 m2 block, this well-appointed home has an emphasis on indoor-outdoor living.

The property's outdoor entertainment areas are a true highlight, designed to take full advantage of Queensland's enviable climate.
The front patio captures refreshing ocean breezes and provides the perfect vantage point for watching spectacular sunrises over the Coral Sea.
The backyard is partly fenced and backs onto a creek. Modern conveniences and eco-conscious features include:
• An 8ft well provides water for irrigation
• Utility room / 4th bedroom
• A storeroom for extra storage
• Energy-efficient solar panels reduce electricity costs
• Cooling air conditioning for year-round comfort
• Versatile outdoor entertainment area
• Multiple storage solutions, including a 10m x 6m shed and workshop with sink and hot water system.

Bramston Beach itself is a hidden gem along Queensland's tropical coast, known for its pristine sandy beaches and excellent fishing spots. This peaceful coastal community offers a relaxed lifestyle while maintaining easy access to essential amenities. The Bruce Highway is just 17 kilometres away, providing convenient connections to larger centres including Cairns.

Nature enthusiasts will appreciate the area's rich biodiversity, with the property's location offering front-row seats to witness sea turtle nesting seasons. The surrounding Russell River National Park provides countless opportunities for outdoor adventures and wildlife observation.

The property's historical setting adds another layer of appeal, with Bramston Beach being named after Sir John Bramston and featuring in notable films including "The Thin Red Line." This unique

3 BED | 1 BATH | 3 CAR

PRICE:
$470,000

OPEN FOR INSPECTION:
N/A



Sharon Vyner
0417778606
sharonvyner@atrealty.com.au
www.atrealty.com.au