

SOLD

COASTAL QUEENSLANDER ON TWO LOTS — ENDLESS POTENTIAL

Expression of interest closing 5pm Monday 16th February if not sold prior.

This character-filled Queenslander offers four bedrooms, by utilising the generously sized sleep-outs, the fourth is currently being used as a large study, a well-appointed bathroom plus second toilet, delivering the perfect blend of coastal charm and everyday convenience in one of Brisbane's most loved seaside suburbs. Positioned on a generous 810m² dual-lot block, the property presents an exceptional opportunity for families, developers or savvy investors seeking a slice of Sandgate's relaxed coastal lifestyle with zoning that allows for the potential removal of the existing home and future development across two lots should you wish.

Step inside to discover beautiful timber floorboards throughout, creating a warm and welcoming atmosphere. The well-considered layout, light-filled lounge and dining area flows onto an oversized deck — perfect for everyday indoor-outdoor living and entertaining. Modern conveniences such as a dishwasher, broadband internet connectivity and pay TV access ensure contemporary comfort complements the home's timeless charm.

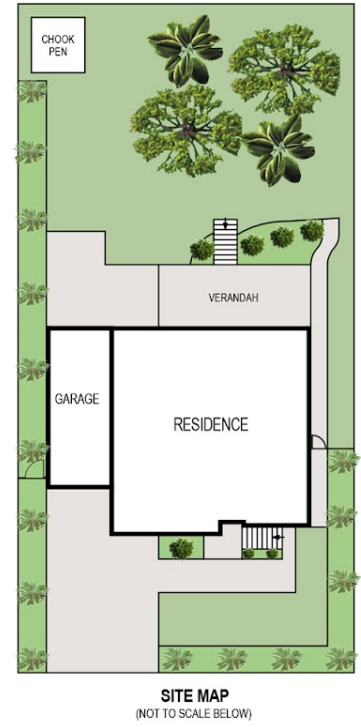
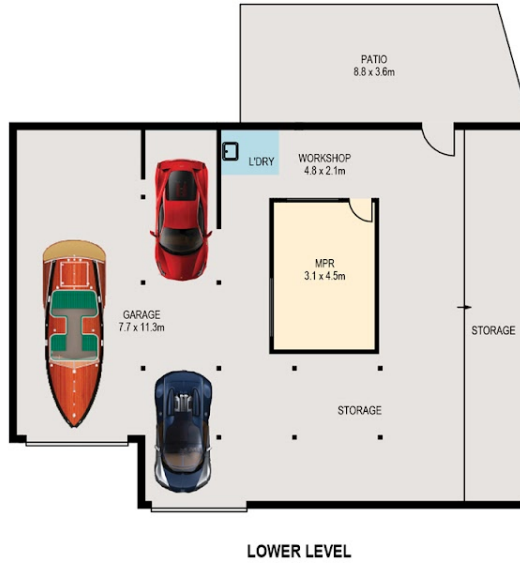
4 BED | 1 BATH | 3 CAR

PRICE:
\$1,960,000

OPEN FOR INSPECTION:
N/A



Nikki Balish
0421226959
nikkibalish@atrealty.com.au
www.atrealty.com.au



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. 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.

internal 303sqm
 external 63sqm
 total 366sqm



244 BRIGHTON ROAD, SANDGATE

Created by RealScope®
 www.realscope.com.au

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.