

**10 Sharr Street, Victoria Point, Qld 4165**

**House For Sale**

Thursday, 16 May 2024

**RE/MAX**

10 Sharr Street, Victoria Point, Qld 4165

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 702 m2**

**Type: House**



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## Offers Over \$1,200,000

Welcome to 10 Sharr Street, Victoria Point, a magnificent home situated in a sought-after location, footsteps to the water's edge, and easy access to Thompsons Beach Esplanade. This stunning low-set brick and tile home offers an unparalleled lifestyle, seamlessly blending luxurious living with coastal convenience. Step inside to discover a haven of comfort and style, starting with the master bedroom, complete with an ensuite with a shower featuring a convenient handrail, a toilet also fitted with a handrail, a spacious vanity, a skylight, this sanctuary promises moments of relaxation. Meanwhile, a built-in robe ensures ample storage, while air-conditioning and a ceiling fan maintain year-round comfort. The remaining bedrooms continue to impress, each offering its own blend of comfort and functionality. Bedroom 2 boasts a built-in robe, air-conditioning, and a ceiling fan, while Bedroom 3 offers similar amenities, both featuring hybrid flooring for a modern touch. Bedroom 4, versatile as a study or guest room, beckons with abundant natural light streaming through its large windows, carpet and a cooling ceiling fan. The heart of the home lies in its expansive kitchen, recently renovated in 2019 to exceed expectations. Here, culinary dreams come to life amidst a wealth of modern amenities, including a large island bench, an extra-large pantry, and a suite of quality appliances including a 900mm F&P drawer-style dishwasher, Omega wall oven, and a ceramic 700mm Omega electric cooktop. Abundant storage is ensured by an array of 40 cupboards and drawers, supplemented by a convenient lazy Susan, all overlooking the picturesque patio and entertainment area. Entertaining is effortless in the open-plan dining and living space, where air-conditioning, a ceiling fan, and a skylight combine to create an inviting ambience. Meanwhile, the spacious formal lounge offers a sanctuary of relaxation, boasting a raked/split extra-high ceiling, large windows framing stunning pool views, and hybrid flooring adding a touch of sophistication. Completing the picture of luxury living is the main bathroom, thoughtfully appointed with a bath, shower, and vanity, and the expansive laundry boasting ample storage and outdoor access. Outside, a resort-style oasis awaits, with a sprawling in-ground solar-heated, salt-water pool beckoning on hot summer days, complimented by a new shade sail ready for installation. The property is further enhanced by its eco-friendly features, including a 6kw solar power system with 20 panels and a Tesla solar storage battery, ensuring sustainable living with every convenience. This home offers the epitome of coastal living with additional features including side access for a boat, caravan, or trailer, insulated pink batts, water tanks, a garden shed, chook shed, and a vegetable garden. Don't miss this rare opportunity to secure your slice of paradise at 10 Sharr Street, Victoria Point. Features of this Property:

- Master bedroom with ensuite, built-in robe, air-conditioning, fan, carpet, and a large window looking out to the beautiful gardens and patio. The Ensuite has a shower with a handrail, a toilet with a handrail, a vanity, a sink, a large shaving cabinet, a heat light and a skylight.
- Bedroom 2 with built-in robe, air-conditioning, fan, and hybrid flooring.
- Bedroom 3 with built-in robe fan, and hybrid flooring.
- Bedroom 4/Study with 2 large windows, fan, and carpet.
- Large Kitchen (new in 2019) with extra large island bench, extra-large pantry, large fridge space, microwave nook, double sink, 900mm F&P drawer-style dishwasher, Omega wall oven, ceramic 700mm Omega electric cooktop, and range hood. Plenty of storage with 40 cupboards and drawers plus a lazy Susan in the cupboard. The kitchen overlooks the patio on one side and the entertainment area on the other side.
- Open plan dining, living room and kitchen with air-conditioning, fan, skylight, and access to pool and entertainment area.
- Spacious formal lounge featuring a raked/split extra high ceiling, large windows along 2 walls, air-conditioning, fan, downlights, and hybrid flooring with stunning views of the pool.
- Main Bathroom with bath, shower, vanity, sink, heat light and a separate toilet.
- Large laundry with broom cupboard, benchtops, cupboards and access to outdoor clotheslines.
- Huge Linen Cupboard in the hallway
- 6.5m x 6m Double garage with internal access, workbench and storage shelves.
- Huge 9.5m x 4.5m resort-style in-ground solar-heated, salt-water pool, comes with a new shade sail ready to install with existing poles.
- 6kw Solar Power (20 panels) and a Tesla solar storage battery (2-year-old battery)
- Hot Water system was replaced in 2018
- Roof repainted 3 years ago and repointed 6 years ago
- Insulated with pink batts
- 2 manholes
- 2 water tanks
- 4 reverse-cycle air conditioners
- 2 garden sheds
- Chook Shed
- Vege Garden
- Fully fenced yard and fully landscaped on a quiet, tightly held location
- Side access from Adrian St for caravan/trailer/boat with Colourbond gate (currently has a chicken coop but if removed the space is 3.8 wide x 7m long)
- NBN Connected
- 702m<sup>2</sup> low maintenance block

Education: • 1.6km to First Five Early Learning Centre • 1.3km to St Rita's Catholic Primary School • 2.4km to Victoria Point State High School

Location: • 100m to water • 200m to Thompson Esplanade & sandy beach • 500m to W.H Yeo Park • 2.3km to Victoria Point Jetty • 3km to Victoria Point East Shops • 3.3km to Victoria Point Shopping Centre • 3.9km to Lakeside Restaurant Precinct • 5.5km to Redland Bay Golf Club

Contact Rita Sutera for more information on 0423 214 439.