

**103 Sparkes Road, Bray Park, Qld 4500**

STONE

**House For Sale**

Tuesday, 21 November 2023

103 Sparkes Road, Bray Park, Qld 4500

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1171 m2**

**Type: House**



Lee Doyle

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Dee Doyle

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## Expressions Of Interest

Lee and Dee Doyle from Stone Real Estate welcome you to 103 Sparkes Road, Bray Park. This incredible property is the essence of spaciousness, versatility, and appeal. Positioned on an impressive 1171m<sup>2</sup> block, this property offers an abundance of features that will surely impress every buyer. Stretched out over two amazing levels, there is excellent flexibility and endless room for the biggest of families. Move-in ready with endless inclusions, scope to add value if desired and a footprint that allows for home-based business needs or those wanting multi generation living. A warm welcome is extended with the landscaped presence flowing to a private entrance and front covered deck. This property embraces natural light and cross ventilation as well as capturing the elevated outlook at every opportunity. Polished timber floors feature through the large open plan lounge and dining room that lead to 3 large bedrooms and family bathroom. Centred amongst the upper living zone is the main kitchen that provides exceptional storage, expansive bench space and an ample footprint. At the rear of the property is the deck where you'll love enjoying a coffee or wine whilst taking in the tranquil outlook. Stairs guide you to the backyard, perfectly set up for children to play safely, along with a covered entertaining and pool area perfect for friends and family to enjoy. Access to the lower level is made easy utilising the internal stairs. Once there, you will find plenty of on offer including 2 huge multi-purpose rooms that would be perfect for teenager retreats, a pool table, extra bedrooms, etc..... Additional features include the second bathroom, large laundry, kitchenette, triple carport, water tank, huge brick shed perfect for more car space or that elusive mancave! With a peaceful outlook whilst being very private, feel a million miles away whilst relaxing in the knowledge that everything you need is nearby! A short walk to either Holy Spirit School or Bray Park State School in minutes with additional schooling options nearby. There are extensive bike paths and parkland at your door as well as easy access to a range of shopping amenities, bus and even rail for those needing to commute. See below, the key features and benefits this great family property has to offer:

- \* 3 generous size bedrooms
- \* Well-appointed kitchen with dishwasher and quality appliances
- \* Two bathrooms (one downstairs)
- \* Split system air conditioning
- \* Spacious open plan lounge & dining
- \* External window shutters upstairs and downstairs
- \* Internal stairs
- \* 2 huge multi-purpose/ rumpus rooms
- \* Separate Kitchenette
- \* Ability to close off downstairs for dual living
- \* Massive insulated covered deck at the rear with mountain views
- \* Large inground pool
- \* Large 5.0 x 6m insulated covered BBQ/entertaining area with power and fan
- \* Huge 9 x 8.4m x 3.4 high shed with double barn door access boasting plenty of storage and shelving
- \* Solar hot water
- \* Premium 6.5kw solar system with individually monitored panels with 20-year warranty
- \* External window shutters upstairs and downstairs
- \* Hard wood construction including polished floors
- \* Ceiling fans and security screens
- \* Modern lighting
- \* Additional off-street parking
- \* Second gate and back yard vehicle access
- \* 10000L water tank
- \* 3 bay car port plus space to fit 2 cars in the shed
- \* Reinforced driveway for heavy vehicles
- \* Roof recently repointed, sealed and painted with all new guttering on house and shed
- \* Ample storage space throughout house
- \* Established vegetable garden and fruit trees

1171m<sup>2</sup> block with a fully fenced back yard with plenty of room for kids and pets to play. All this and more..... This home is positioned close to:- Kensington Way Shopping Village and Warner Village - Pine Rivers Bowls Club - Local Bus Stop - Local Parklands - Bray Park State School - Holy Spirit Catholic School - Les Hughes Sporting Complex - Bray Park Train Station - Bray Park State High School - Genesis Christian College - Strathpine Shopping Centre - School bus stop directly at front of the house to many inner City schools- 6 minute drive to University of the Sunshine Coast, Moreton Bay Campus- 30 minutes' drive to Brisbane CBD- 20 minutes to 2 major shopping centres and restaurant precincts- Petrie train station express to city (30 minutes during peak time)- Same school catchment area as Cashmere and Warner- 30 minute drive to Brisbane airport. Homes of the calibre and size are very rare to come on the market. We highly recommend you visit the property at one of our "Open for Inspections", so you have every opportunity to be the next owners of this fantastic property. Call Lee Doyle 0414 666 536 or Dee Doyle 0407 725 626 for further information. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.