

108 Alexandra Street, Sandgate, Qld 4017



Sold House

Friday, 8 September 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 5

Type: House



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"A man's home is his castle, but his shed is his sanctuary." Set on an enviable corner allotment embracing the constant cross breezes which sweep thru from nearby Bramble Bay, this property is something different! A sprawling 825sqm allotment combines a modest workers cottage, a detached studio/granny flat AND a 12x8.5m oversized 3-bay shed. Whilst the estate is loveable and liveable as is, savvy purchasers will see the massive potential for a property overhaul. Without doubt, there's unparalleled scope here for those with foresight and flair.

COTTAGE:• nestled within one of the area's most sought after neighbourhoods• quaint design with charm & character• 3 bedrooms, 1 bathroom• modernised kitchen• tidy laundry adjoining rear porch• air conditioning & ceiling fans• obvious scope to renovate or rebuild• lots of fenced lawn area• sprawling 825sqm corner block with dual-street access

This is a truly exciting opportunity and with so much potential inside and out, you'll only be limited by your imagination. Let your creative flair go wild!

STUDIO/GRANNY FLAT:• self-contained & detached from main residence• 1 studio-style bedroom alongside living area• 1 bathroom & laundry combined• compact yet functional kitchenette & dining zone• soaring high ceiling• air conditioning

Tradies and vehicle enthusiasts alike will appreciate the Council-approved king-sized man cave. There's no need to downsize your recreational vehicles here; there's plenty of space for the largest of boats, trailers, caravans and 4WD's!

GARAGING/SHEDS:• entertainers bar with plumbing, power & stone benchtops• BCC-approved 12 x 8.5m multi-bay shed, soaring 3.75m height• fully powered & insulated, epoxy flooring• minimum 5 covered lock-up garages• additional open-air secure parking bays• lengthy concreted off-street parking space• ultra-wide remote-controlled driveway gate

Peace and tranquility are in abundance here. Nearby bushland attracts an array of local birdlife creating a sense of being worlds away from the hustle and bustle of everyday routine. Yet convenience is at its prime. Located just moments from the water's edge, a 3 minute drive (or 10 minute bike ride!) will have you enjoying fish'n'chips by the seaside watching dozens of colourful kite surfers chasing that perfect "lift". Vibrant festivals are aplenty on the Sandgate/Brighton foreshore, and local amenities are all just a stone's throw away. For those who prefer the simple life, take a brief stroll to the end of your street to feed the ducks at Dowse Lagoon. Work in the CBD? A mere 30 minute train ride home would have you living just a stone's throw from the sparkling bay waters, marina and Sandgate-Shorncliffe Golf Course. All the while, easy access to the motorway ensures weekend escapes to the north/south coasts are hassle-free.

LOCATION:• 1.5kms to tranquil waterfront with walking/cycling tracks, recreational areas & bbq huts• 1.2kms to Sandgate "Village" CBD with its array of shopping & dining options• 1.4kms to Sandgate Train Station, 30mins ride to Brisbane City• 1-1.5kms to multiple well-regarded schools, kindy's & childcare centres• 550mtrs to Dowse Lagoon with an abundance of natural flora & fauna • 500mtrs to expansive family-friendly parkland and community supported sportsground• 3kms to prestigious St Patricks Boys College• 3kms to iconic Shorncliffe Pier• 18kms to domestic & international Airports• easy access to motorway - both north & south - for weekend escapes (distances approximate only)

ABOUT SANDGATE: The astute purchaser will appreciate the exceptional value on offer here. Properties in this neighbourhood are considered some of the most prestige in the district, whilst others nearby are currently undergoing significant upgrades, indicating strong value being injected into the immediate area. In this blue-chip precinct the risk of overcapitalising is very minimal. As a suburb, Sandgate boasts positive and significant annual capital growth for the last 6 years consecutively; throughout 2022 it topped the media charts as a "real estate hot spot". Official statistics confirm that the northern bayside property market remains one of the strongest in Queensland at present ... you can invest in your future here with absolute confidence.