

# 108 Paul Street, Brighton, Qld 4017

## Sold House

Tuesday, 9 January 2024

108 Paul Street, Brighton, Qld 4017

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 607 m2**

**Type: House**



Andrew Botwright

**\$1,200,000**

Discover a haven of tranquillity and modern comfort with this stunning residence, perched on a fully secure 607sqm elevated block. The wide street and generous verge set the stage for a home that's as inviting as it is impressive. Designed to capture the essence of its easterly aspect, this home basks in sea breezes and natural light. The large openings to the living area and the expansive covered front porch and upper deck are perfect for enjoying the sunrise with your morning coffee. Step inside to an open living area, where freshly polished hardwood floors and painted interiors highlight light-filled family living and dining, with the elegance of stone kitchen benches, premium appliances and a large walk-in butler's pantry showcase a designer kitchen with the ability to cater to the largest of gatherings with ease. The heart of this entertainer's paradise is the 9-meter magnesium mineral concrete pool, surrounded by travertine pavers. Only 2 years old, the pool features a "super smooth" high-spec interior, with plumbing provisions for a heater already in place and ready when you are. Upstairs, three freshly carpeted bedrooms, two with built-ins and air conditioning, offer peaceful retreats. All bedrooms are equipped with ceiling fans, complemented by a family bathroom and separate toilet. An additional small private office or reading retreat adds to the home's charm. With drive-through access leading to a secure double carport, this space offers superior flexibility, doubling as a generous 88sqm covered entertainment area, perfect for hosting large gatherings, whilst a 50 sqm hardwood alfresco deck is covered and screened and is an ideal spot for relaxed afternoons by the pool. Overflowing with custom features for maximum comfort and style the property includes separate pool, garden and bike sheds and is primely positioned to be within moments of local shops and cafes, within the Nashville State Primary School catchment and located only 20 minutes from both the airport and Brisbane offering more than just a residence; but a superior lifestyle choice. COUNCIL RATES: \$496.55 pq (approx.) WATER RATES: \$436.60 pq (approx.) WHAT THE CURRENT OWNERS LOVE... "Whilst we are surrounded by lovely long-time neighbours, the space around the house and trees we planted give us privacy and a feeling of space. Our home catches all the sea breezes and feels airy and fresh. We love Electea cafe down the road; it opens early in the evening and has acoustic music, outside seating and great food and drinks. It's within walking distance for an evening with or without kids and has an actual community suburb feel". THE BRIGHTON LIFESTYLE... Brighton embodies a coastal lifestyle that seamlessly blends tranquillity with convenience. Nestled along Moreton Bay, this suburb offers residents a picturesque retreat with sandy beaches and sweeping bay views. The lifestyle here is marked by a relaxed pace, providing a welcome escape from the urban hustle. The foreshore invites leisurely strolls, family picnics, and water activities, fostering a strong sense of community. Local cafes and shops contribute to a vibrant atmosphere, providing a taste of Brighton's laid-back charm. Families are attracted to the area for its reputable schools and parks, and the well-connected transportation ensures convenient access to wider Brisbane. NEARBY... 1.5km to Brighton foreshore 1.6km to Sandgate Aquatic Centre 1.7km to Sacred Heart Catholic School 1.7km to Brighton IGA supermarket 1.8km to Nashville State School 1.9km to Brighton State School 2km to St Kieran's Primary School 2.6km to Full Moon Hotel 2.6km to Sandgate Train and Bus interchange 4km to St Patrick's College 19km to Brisbane CBD For viewing appointments or more information, please contact Andrew Botwright at 0402 784 250. \*\*Disclaimer: Whilst every care is taken in preparing the information in this marketing, BOTWRIGHT. will not be held liable for any errors in typing or information. All interested parties should rely upon their inquiries in order to determine whether or not this information is, in fact, accurate\*\*