

# 14 Evans Road, Bramston Beach, Qld 4871



## Sold House

Sunday, 10 March 2024

14 Evans Road, Bramston Beach, Qld 4871

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 713 m2**

**Type: House**



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## Contact agent

Unquestionably one of the best offerings on the exclusive beachfront side of Bramston Beach. With ocean views to the east and your own path down to the beach, which meanders around the coastline for approximately 11 kilometers for you to enjoy and stroll along. Bramston Beach has only a couple of hundred of residents so you can enjoy a guaranteed peace and quiet lifestyle or holiday. The split level home offers open, airy interiors and a flowing floorplan leading out to an ocean facing patio giving you a chance to establish your family-focused coastal lifestyle in this friendly community. The Private Master bedroom boasts: \* Large open bedroom with ensuite \* Located on it's own level of the house \* 5.96 m x 4.5 m floor with new vinyl planking \* Split system airconditioning \* Large built in robe \* Private balcony overlooking the Coral Sea and tropical gardens \* Ensuite with spa, shower, toilet, vanity and built in cupboard \* TV and internet points. The move in ready home features: \* Large undercover outdoor entertaining patio overlooking the gardens and beach \* Modern kitchen with stone bench tops and new dishwasher \* Gas cooktop \* Electric oven \* 2 more good sized bedrooms with built in robes and split system airconditioning \* Western cedar ceilings in dining and kitchen area \* Cyprus pine ceiling in family room \* 5.3 kW - 20 Solar panel system \* 3 bay carport with electric roller doors and storage racks and side access \* Fully fenced with gate to the side access to back yard (not many houses in Bramston have this) \* Greenhouse \* Second Bathroom with shower and vanity \* Separate toilet \* Laundry \* Storage room \* Linen Cupboard \* Lower level is fully tiled throughout \* Split system airconditioning in all areas \* Constructed out of solid concrete blocks with double interior bricks adding to the structural strength of the house. \* Spandek roof with stainless steel washers on roof \* Plenty of room for a pool if you wish. \* Fully screened with security doors. You will love to wake up to the sunrise glowing off the coast, making it feel like every day is a beachfront holiday. There is an abundance of local wildlife with Cassowaries, turtles and many other animal species in the area. Estuary, Island and Reef fishing is accessible with the local tidal boat ramp. There is public transport for the children to catch to the local nearby schools and a local restaurant/cafe to enjoy. Located only approx. 60kms south of Cairns, Innisfail is only 17 kms and beautiful Babinda only 9.8 kms away for all your shopping needs. Bramston Beach is bounded by small mountain ranges and the Coral Sea and the Islands to the East. To view the property via the 3D walkthrough click on this link :<https://my.matterport.com/show/?m=pVCoarcy8fZ> This is your opportunity to secure your own beach front property so don't hesitate to book your private inspection today to inspect this well maintained property.