

**17 Pomona Street, Brighton, Qld 4017**



**Sold House**

Monday, 23 October 2023

17 Pomona Street, Brighton, Qld 4017

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 620 m2**

**Type: House**



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## Contact agent

Ideally set opposite family-friendly parkland on a large feature-packed block with side access, this sprawling residence provides supreme contemporary comfort and modern-day conveniences for families of all ages, and all stages. Solid, single-level and spacious in its design, this quality home ticks all the boxes:- 4 large bedrooms, all with built-in or walk-in robes- 2 bathrooms including ensuite and main with tub - multiple open-plan living/dining zones, each with access to the outdoors- large central kitchen with breakfast bar & generous storage- compact yet elegant laundry - oversized covered alfresco terrace - seamless indoor/outdoor flow for maximised living/entertaining space and effortless child-supervision from all areas. With a strategic floor-plan that has to be seen to be appreciated, each of the living spaces are cleverly spanned out over "wings" of the home allowing for gentle household separation. Complete with a wide breakfast bar, stainless-steel accents, Bosch dishwasher and seemingly endless storage, the gourmet kitchen acts as the central 'hub' of the home and was designed to unite the whole family at meal time. With a classic combination of style and practicality the features of this family-focused home are enviable:- commanding street-appeal- solar power & solar hot water system- "smart-home" Wi-Fi control system- near new ducted air conditioning with 10 year warranty- near-new carpets in bedrooms- air-conditioned double garaging with direct internal access - security & insect screens throughout- premium quality Karndean hybrid flooring- unobtrusive downlighting - neutral colour palette to suit any décor- easy-low maintenance design with minimal/no upkeep required. Undoubtedly the indoor/outdoor flow of this unique home makes an impression and ensures extended living spaces for both rest and recreation. Purposefully created for stylish entertaining, the extra-large 55sqm terrace is covered for uninterrupted enjoyment in all weather conditions. Alfresco dining is sure to become a way of life in this area as key design elements ensure privacy yet embrace the soothing sea breezes which sweep up from nearby Bramble Bay. This enviable outdoor setting is sure to play host to a variety of sophisticated cocktail parties with friends and classic weekend bbq's with family this coming summer. - sizeable 620m<sup>2</sup> allotment with loads of manicured lawns - party-sized 11x5m covered alfresco terrace- ultra-versatile 6x4m powered shed/workshop at rear- lush, established landscaping adorns the entire block- plentiful designated fruit & vegetable garden- 5000lt plumbed rainwater tank for gardens- fully fenced allotment with side access- children's playground fort/cubby with sandpit- a residential block ideal for the young, and the young at heart- quiet cul-de-sac street ensures children can ride safely on bikes & scooters- opposite family-friendly parkland- side-access for additional off-street parking or storage of caravans/boats. Peace and tranquility are a way of life here. Lush, established gardens attract 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. Despite being tucked away in a quiet family-friendly neighbourhood, local amenities and quality schools are all on your doorstep. A mere 5-minute drive 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 Bramble Bay foreshore.- 2.6km to tranquil waterfront with walking/cycling tracks & recreational areas- 1km to everyday amenities inc. café, bakery, convenience store, newsagent & barber- 2.3km to IGA, BWS, chemist, bakery, butcher, cafes & restaurants - 900m-2km to multiple well-regarded schools, kindy's & childcare centres- 900m to various BCC bus stops- 2.8km to well-maintained Council parklands ("Peace Park") with kids play equipment - 4.5km to Sandgate "Village" CBD with its eclectic array of shopping & dining options- 5km to Sandgate Train Station, 30mins ride to Brisbane City- 6.2km to prestigious St Patrick's College- 6.2km to iconic Shorncliffe Pier- 6kms to Redcliffe Peninsula precinct- 18km to domestic & international Airports- easy access to motorway - both north & south - for weekend escapes- (distances approximate only). The astute purchaser will appreciate the exceptional value on offer here. As a suburb, Brighton 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. Single level brick homes in the bayside region are extremely rare and very tightly held. 17 Pomona Street's side access, desirable outdoor lifestyle features, sizeable land content, warm internal ambiance, functional design and convenient location makes it arguably the most value-packed property currently on the local market. Serious house-hunters will know that properties with these attributes are highly sought after, and demand far outweighs supply. Be inspired ... be moved ... but most of all ... be quick!