

33 Seventeenth Avenue, Brighton, Qld 4017



Sold House

Wednesday, 20 September 2023

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Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 405 m2

Type: House



Tamara and Mark Wecker



Sydney Murphy
0424370735

Contact agent

Superbly positioned just 50mtrs to the serene waterfront, you can almost hear the water lapping the sand ... this unique residence delivers relaxed family living with an emphasis on lifestyle, space and premium comfort. No expense has been spared nor any attention to detail overlooked in preparation for sale. With a sprawling dual level floorplan, tasteful interior styling has resulted in a property which celebrates contemporary flair and modern conveniences, whilst still retaining a very definite warm ambiance of "home". Quality finishes and tidy presentation provide a spacious and light-filled residence perfect for a genuine bayside lifestyle. - 5 bedrooms, each with built-in/walk-in robes - 3 modern bathrooms inc. new ensuite - new designer laundry - master retreat opening to front verandah with water views - multiple living areas across two levels, including rumpus - sizeable deluxe gourmet kitchen with stone benches & water views - extensive storage throughout - two large covered deck areas, front & rear, both with water views - internal access from remote-controlled double garage - secure off-street parking for large vehicles & caravan

The deluxe gourmet kitchen acts as the central "hub" of the home and is complete with dishwasher, soft-close drawers, 4-burner cooktop, crisp white cabinetry, considerable storage, glossy stone finishes and thick waterfall edges. This is a space which has been created to unite the family and enjoys an abundance of natural light to compliment its near-waterfront aspect. Multiple living areas across two levels provides gentle household separation and lends itself to dual-living configuration. The simple addition of a kitchenette (there's ample space) would ensure both levels of the residence are self-contained with their own access points. A haven for modern coastal living, the genuine indoor/outdoor flow offers extended living space for both rest and recreation. Purposefully created for entertaining, the 7x3m rear deck is covered for year-around enjoyment. Alfresco dining is sure to become a way of life in this area as key design elements such as plantation shutters ensure privacy yet embrace the soothing bay breezes sweeping thru from neighbouring Bramble Bay. Meanwhile, the enviable wrap-around front deck (complete with retractable blinds) provides the perfect spot for peaceful morning cuppas or after-work vino's; think charcuterie board and a chilled Sav Blanc ... whilst taking in direct, uninterrupted views of the sun setting over the sparkling bay waters. This is living!

Vehicle enthusiasts will appreciate the generous off-street parking. An oversized double lock-up garage provides security for the largest of family vehicles as well as accommodating a caravan with its 2.34m height and 7.05m depth. Designed to make an impression, this property boasts a classic combination of style and practicality: - 3KW solar system with 5KW inverter - recent smoke alarm compliance - recently upgraded power box, now above regulation standards - air-conditioning & ceilings fans throughout - double insulation in roof & ceiling - roof replaced in past 6 years (approx.) - solar hot water system - combination of glossy timber flooring & durable tiling - unobtrusive window dressings & lighting - neutral paint tones to suit all decor - security & insect screens throughout - private & easy-care level backyard of manicured lawns - established landscaping inc. fruiting lemon tree & colourful frangipani - 5k litre water tank - 6x3m covered patio under deck with lighting - termite reticulation perimeter system - oversized garaging with built-in workshop - 405m2 allotment, seemingly much larger than its official proportions

Surrounded by quality homes, and just minutes to all of the region's amenities, this really is one of the bayside's most popular neighbourhoods. Known for its family-friendly atmosphere, there's a strong sense of "community" within this enviable locale. Despite being tucked away in a peaceful locale and enjoying a sought-after "Avenues" address, convenience is at its prime: - 50m to vibrant waterfront where festivals, kite-surfers & fish'n'chip cafes are aplenty - 400m to IGA, BWS, bakery, butcher, chemist, cafes, restaurants & everyday amenities - 2.8km to Sandgate Village CBD with its eclectic array of shopping & dining options - 900m-1.5km to multiple reputable primary schools & child-care centres - 1.3km to popular Brighton Roosters Football Club - 2.3km to well-maintained Council parklands ("Peace Park") with kids play equipment - 4.5km to prestigious St Patricks Boys College - 4.5km to iconic Shorncliffe Pier - 2.4km to Dowse Lagoon with an abundance of natural flora & fauna - 1.2km to popular Decker Park with fenced dog off-leash area - 3.5km to Sandgate train station, 30mins to Brisbane CBD - 19km to Brisbane's domestic & internal airports - easy access to motorway - both north & south - for weekend escapes - all distances approximate only

The astute purchaser will appreciate the exceptional value on offer here. Homes 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. 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.