

**34 Dunne Street, Brighton, Qld 4017**



**Sold House**

Monday, 14 August 2023

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**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 6**

**Area: 799 m2**

**Type: House**

**\$1,250,000**

Welcome to “Evermore”, one of Brighton's most versatile and stunning homes. Bought in 2018, raised, extended and completely renovated upper level, with a ground floor added, this is a dual living masterpiece that will leave you with a lasting impression. Built on a large 799sqm block over two stunning levels, it also includes a triple carport and a giant Colourbond shed via side access with two rollers doors and space for a caravan/boat under cover. Are you looking for a big 5-bedroom home? or as both levels are self-contained, this can be bought to use as shared living with upstairs and downstairs kitchens. Live on one level and rent out the other level or buy completely for investment. The versatility is amazing!

• “Evermore” – 5-bedroom, 3-bathroom, 6 car accommodation • Bought in 2018, raised, extended and completely renovated upper level, new ground floor added • 799sqm block • Dual living with kitchens and bathrooms upstairs and downstairs • 6 car accommodation – triple carport and large Colourbond shed with vehicle and caravan/boat housing • Side Access

**UPPER LEVEL** The upper level with gorgeous timber flooring makes an immediate impact and sets a warm and charming tone throughout. The air-conditioned open plan living area is light filled, features stylish shutters, downlights, fans and catches beautiful bay breezes for year-round comfort. Ultimately spacious with separate areas for dining and lounge and is overlooked by the chef's kitchen. The kitchen features an impressive large island with under bench LED lighting, stainless steel dishwasher, dual basin, gooseneck tapware and breakfast bar, perfect for children doing homework whilst meals are prepared. There is also a stainless-steel oven/electric stove and fridge recess with plumbing connections. Soft close drawers, feature stone look splash-back and ample overhead cupboard space complete this beautiful kitchen. The covered timber back deck featuring downlights and fan is the perfect place to sit and unwind, is north facing and importantly private. Located off the living room, through large sliders, the flow from living to entertaining is effortless and provides a great space for upstairs tenants to relax or a versatile second option for family entertaining. The master bedroom is air conditioned with shutters and fan but what really surprises is the walk-through robe and elegant ensuite. Custom shelving lines the robe and the ensuite features a single vanity, shower and toilet. The additional two bedrooms on the upper-level feature built-ins, fan and shutters. They are serviced by the eye-catching main bathroom consisting of a single vanity, bath, shower with rainfall shower head and black fixtures throughout. There is a separate toilet adjacent. Tucked away adjacent to one of the bedrooms is the office/study nook with a storage cupboard and is a good size for those professionals working from home. There is also ample linen storage. The upper level is connected via internal stairs (lockable door) or the back timber staircase which allows for a second entrance for those buyers looking for the dual living option. Features Include:

- Timber flooring throughout
- Air-conditioned open plan living - zones for dining and lounge
- Plantation shutters through-out
- Downlights and feature black fans
- Chef's kitchen with large island bench with breakfast bar, feature LED under bench lighting, stainless steel appliances, dual basin, gooseneck tapware, fridge recess with plumbing, soft close drawers & ample cupboard space
- Covered timber deck, north facing, private, downlights and fan
- Master bedroom with a/c, shutters, fan, walk-through robe with custom shelving and well equipped ensuite with shower & toilet
- Two additional bedrooms with BIR's, fan and shutters
- Main bathroom with vanity, separate shower & bath, rainfall shower head, black fixtures and adjacent toilet
- Office/study nook with storage cupboard
- Ample linen storage
- Internal staircase (lockable door) & back timber staircase

**GROUND LEVEL** With high ceilings and tiled through-out, this near new ground floor exudes a relaxing and cool space with open planned living that spills out onto a huge undercover alfresco. Featuring two generously size bedrooms with large floor to ceiling built-in robes, fans and shutters, these bedrooms would be perfect for older teenagers or middle-aged to the elderly for buyers with multi generations living together. They are serviced by a bathroom with a bath, shower, separate toilet and powder room with vanity and basin. The open planned living and dining is a great size and is bordered by windows with plantation shutters allowing for loads of natural light. Zoned for a lounge area and dining space, the stainless-steel fans and air-conditioning ensure round year comfort whilst you relax with watching your favourite shows or entertaining. At the entry there is a small space to set-up a computer workstation. The kitchen is the heart of the level with a beautiful stone bench and breakfast bar, stainless steel oven and stove top, dishwasher, pendant lighting, fridge recess and ample drawers and overhead cupboards. You will enjoy entertaining guests out on the covered alfresco whilst you cook in this beautiful kitchen downstairs so close to your guests. The alfresco area is large and very comfortable with privacy and weatherproof screening, fan and sufficient lighting ensure entertaining your friends and family is always a joy. The large laundry adjacent is the only shared room if buying for dual living. It comfortably fits the requirements for both levels and there is a 4th toilet – perfect for when hosting parties or BBQ's. Everything has been thought of with soundproofing measures in place between the levels to ensure a quiet and

comfortable living. Features Include:

- Near new ground floor
- 2-bedroom, 1-bathroom
- Both bedrooms with floor to ceiling built-in robes, fan, shutters
- Bathroom with bath, shower, separate toilet, powder room with vanity & basin
- Open plan living & dining, a/c, fans, shutters
- Small area at entry for computer workstation to be setup
- Beautiful kitchen with stone bench, breakfast bar, stainless steel oven/stove top, dishwasher, pendant lighting, fridge recess and ample drawers and overhead cupboards
- Large alfresco area with privacy screening, fan, lighting
- Laundry with enough room for shared requirements, 4th toilet
- Soundproofing measures between levels
- Separate electricity meters for upstairs and downstairs

Tradespeople, or those buyers running businesses will love the side access to the huge Colourbond shed consisting of 3 enclosed bays (2 with electric roller doors) and one bay perfect for caravans or boats/trailers etc. The kids will love to play in the big backyard whilst the parents look on!

Other features include:

- Large backyard for children to play safely
- Huge Colourbond shed with 3 enclosed bays (2 with electric roller doors - Approx 2.5m clearance) 1 covered open bay (Approx 3.0m clearance)
- 315 litre hot water system
- Near new iron roof fascia, gutters and downpipes
- Insulated roof with Sisalation & Insulwood
- Downstairs kitchen & laundry cabinetry has approx. 12 months warranty
- NBN connection
- New drainage to remove all overland flow
- All plumbing new with PVC underground & all wall plumbing new black PVC
- Solar panels 6.6kw with 5.0kw inverter

Enjoy the terrific location of this home that has it all... just minutes to the Gateway Motorway or the Deagon Deviation, plus a short trip in the car sees you to the Hornibrook. Brighton schools have wonderful reputations and Bracken Ridge High is an easy walking distance. In 5 minutes, you'll be in the heart of Sandgate village (Bus stops in Dunne St) which is buzzing with cafes, eateries, the train station, the lagoon, but most of all, enjoy walking along the incredible foreshore every morning after you grab a coffee from (Dunne & Dusted – in the street) or any of the great coffee shops locally! Be sure to inspect at one of our first scheduled open homes as this incredible home is going to be snapped up very quickly!