

**35 Alexandra Street, Sandgate, Qld 4017**



**House For Sale**

Wednesday, 8 May 2024

35 Alexandra Street, Sandgate, Qld 4017

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 632 m2**

**Type: House**



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## Auction

Register & Watch the Auction live online through the following link:

<https://raywhiteaspley.com.au/live-auctions>Positioned in one of Sandgates premiere streets, 'Waraluk' is brimming with charm whilst offering all the modern comfort creatures you could need. Elevated on 632m2, this property offers a clever floor plan across 2 levels with an abundance of living space, generous bedrooms & phenomenal entertaining space with a huge rear deck and patio overlooking the immaculate yard - this is truly a home you need to inspect to appreciate everything it has to offer.- Elevated on 632m2 with immaculately maintained gardens- Double carport and double lock up garage with electric gate access- Multiple living spaces across both levels - Ducted-air conditioning on upper level- Great floorplan for multi-generational families with 2 bedrooms, bathroom and lounge on lower level with 3 reverse cycle air-conditioners - Potential to convert the lower level lounge to a 5th bedroom- Gourmet family kitchen with freestanding gas stove, stone benchtops & abundance of storage with walk in pantry - Beautiful details throughout with extra high ceilings, VJ paneling and louvered windows - Master suite with built in robes and en suite with shower, corner spa & double vanity - 4 bedrooms with built in robes- Huge rear deck with vaulted ceilings and bi-fold shutters for privacy & weather- North facing covered patio - Water tanks with electric pumps (8250L total)- Storage throughout including under stair storage and attic roof- 5kW Solar panels Rental Appraisal: \$900 per week approx. Council Rates: \$537.53 per QTR approx.Year Built: 1920 approx.Close to walking/bike and exercise tracks, Dowse Lagoon & only 1.3km to Sandgate waterfront. Short drive to Sandgate Town centre, Sandgate State Primary School & easy access to Brisbane Airport and Highways. Sure to be snapped up - serious offers will be considered, please contact the agent for all further enquiries & to arrange your inspection.