

45 Perkins Street, Sandgate, Qld 4017



Sold House

Sunday, 20 August 2023

45 Perkins Street, Sandgate, Qld 4017

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 534 m2

Type: House



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Superbly positioned just a stone's throw from the waterfront, you can almost hear the water lapping the sand ... this unique property represents an extremely rare opportunity suited to those with a genuine appreciation for blue-chip positioning.- 130m to vibrant waterfront where festivals & kite-surfers are aplenty- 300m to Sandgate Village CBD with its array of shopping & dining options- 220m-2kms to reputable primary/high schools & multiple child-care centres- 2.2km to prestigious St Patricks Boys College- 2.2km to iconic Shorncliffe Pier- 450m to Sandgate Aquatic Centre and popular Bay Health Club & Gym- 250m to various bus stops- 850m to Sandgate train station, 30min commute to Brisbane CBD- 800m to Sandgate Town Hall for theatre shows, musical acts & entertainment- 250m to Sandgate's tranquil Dowse Lagoon with an abundance of natural flora & fauna- 18kms to Brisbane's domestic & internal airports- all distances approximate only

Real estate in the prestigious "Avenues" is tightly held and rarely released to the market; 45 Perkins Street enjoys a lengthy 40m frontage facing Seventh Avenue. Ideally situated just a 300m stroll to the seaside village of Sandgate, this property enjoys the convenience of being on the doorstep to cafes, restaurants, shops and reputable schools, whilst also being removed enough to avoid the weekend crowds associated with the direct waterfront. Brisbane's CBD is a mere 30-minute train ride away, whilst the Gateway Motorway allows for an easy commute to the north and south coasts, as well as the airport. Raised to be of a high-set design, the upper level of this home has retained its original 1920's charm and character whilst the newer lower level is solidly constructed and classically designed to ensure a seamless flow between old and new. This is a residence which has been transformed over time from a modest workers cottage into a generous bayside family abode.- sparkling water views from enviable corner block- multiple entry points, dual-street drive-thru access- 4 bedrooms, 3 with sizeable built-in robes, 2 bathrooms - additional multi-purpose study nook/kids retreat- 19m² sunroom with water views & an abundance of natural light- multiple spacious living areas across two levels- internal laundry- modern kitchen with stainless steel appliances & bay views- soaring 3mtr high ceilings on upper level- air-conditioning throughout lower level- security & insect screens throughout- tasteful slimline window dressings- secure accommodation for 2+ vehicles

Purposefully created for both entertaining and peaceful relaxation, the large 32m² rear terrace is covered for year-around enjoyment. Alfresco dining is sure to become a way of life as this enviable outdoor setting boasts optimum privacy whilst still embracing endless sea breezes which come from living so close to the water's edge. Vehicle enthusiasts will appreciate the extensive off-street parking and easy side access to the rear of the corner block. A lock up garage provides for the family car whilst double gates to the rear carport and sprawling back yard allows for extra vehicles or secure boat/caravan storage. 45 Perkins Street offers an ideal opportunity to take full advantage of a rarely available corner allotment with an expansive 53m dual-street frontage. This home is perfectly presented to offer instant comfort, yet with the option for further upgrades ... and in this prestige location, healthy capital growth is assured and the risk of overcapitalising is minimal.- level 534m² allotment, seemingly much larger than its official proportions- full allotment fencing, 2 of 4 sides entirely brand new- prime corner block with 53m dual-street frontage- opposite leafy Edward Dyer Park nature reserve- lush establish privacy landscaping & tidy lawns- premium quality chook pen - 4x3m besser-brick shed/workshop at rear

Located just moments from Bramble Bay, an easy stroll to the end of the street will have you enjoying fish'n'chips by the seaside watching dozens of kite surfers chasing that perfect "lift". There's an ever-changing scenery for homes neighbouring the esplanade - sun rises over the sparkling calm waters, locals walking their dogs, friends catching up over a picnic, enthusiastic roller bladers, parents teaching children the art of fishing, lone pelicans bobbing along the ripples of the tide, couples posing for timeless wedding photography and an eclectic mix of seasonal foreshore festivals. Without doubt, this is a property which offers a way of life, not just a place to live. This really is considered one of Sandgate's most sought-after near-waterfront locales. Numerous other homes within this property's immediate surrounds are also currently undergoing significant upgrades, indicating strong value being injected into the area. The astute purchaser will appreciate the exceptional value on offer here. As a suburb, Sandgate 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. This is undoubtedly an astute, blue-chip investment for the savvy purchaser. Embrace the opportunity here to create your dream home, and with it, your dream lifestyle.