

48 Dunne Street, Brighton, Qld 4017

Sold House

Wednesday, 20 September 2023



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Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 653 m2

Type: House



Tamara and Mark Wecker



Sydney Murphy
0424370735

\$885,000

A haven for the modern family, this property is a real surprise package and must be inspected to fully appreciate the lifestyle benefits it offers. Bring the boat, 4WD, caravan and trailer! With extensive secure off-street parking, this is a property that invites all the toys and recreational vehicles your heart desires. Set on a whopping 653m² corner block, this is a unique property that will appeal to the young, and the young at heart. Don't be fooled by its modest street appeal; step inside and you'll discover a welcoming residence that provides instant comfort and a very definite sense of "home". Classic styling throughout creates a fresh, contemporary feel whilst a gentle flow from the indoors to the outdoors ensures everyday living is a breeze.

- extremely rare single level brick construction
- immaculately presented for sale
- 3 bedrooms, all with built-in/walk-in robes
- 2 modern bathrooms, inc. ensuite
- near new premium quality kitchen
- multiple living & dining areas
- renovated laundry
- air conditioning & ceiling fans
- glossy timber floorboards
- neutral colour palette to suit all décor

Boasting an impressive level of attention to detail, the recently renovated kitchen acts as the central 'hub' of the home and was purposefully created to unite the whole family at meal time.

- wide breakfast bar
- LED feature lighting
- bold custom splashback
- stainless-steel appliances
- brand new induction 5-burner cooktop
- new oven and integrated Bosch dishwasher
- sizeable pantry with pull-down shelving
- huge double-space fridge recess

Purposefully created for rest and recreation, the sizeable 8x4m terrace is covered for year-around enjoyment. Ideally positioned alongside the rumpus room with easy viewing of a wall-mounted TV, this is surely the place to watch the 20/20 Cricket or State of Origin with a beverage in hand, day or night. Likewise, alfresco dining is sure to become a way of life in this area as it embraces the constant sea breezes which sweep up from nearby Bramble Bay, all the while enjoying optimum privacy. This enviable outdoor space is sure to host casual weekend barbeques with family and friends alike; remote-controlled dimmer lights will add to the mood. Being an entirely fenced and secure allotment, children can play safely in all areas of the grounds without restriction. This is living!

The list of features this property offers is as impressive as it is lengthy, and includes:

- feature-packed 653m² allotment
- dual-access corner position (joining Easter Street)
- commanding 50m frontage
- charming patio off main living/dining area
- new carpet in bedrooms during past 2 years
- brand new hot water system
- tidy level lawned yard, fully fenced
- ample room to add a pool, easy access for installation

Peace and tranquillity are a way of life here. The nearby leafy bushland attracts 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 right on the border of Sandgate, local amenities and quality schools are all on your doorstep. Located just moments from the water's edge, a 4-minute drive (or 15-minute bike ride!) 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.

- 300m to popular Dunne & Dusted café (just meander to the top of your street for your morning brew!)
- 200m to well-maintained Council parklands ("Peace Park") with kids play equipment
- 500m-1.6km to multiple well-regarded schools, kindy's & childcare centres
- 1.8km to tranquil waterfront with walking/cycling tracks, recreational areas & bbq huts
- 1.4km to Dowse Lagoon with an abundance of natural flora & fauna
- 2.0km to IGA, BWS, chemist, bakery, butcher, cafes & restaurants
- 2.1km to Sandgate "Village" CBD with its eclectic array of shopping & dining options
- 2.6km to Sandgate Train Station, 30mins ride to Brisbane City
- 3.8km to prestigious St Patrick's College
- 3.9km to iconic Shorncliffe Pier
- 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. Homes in this neighbourhood are often the most popular 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.

Single level brick homes in the bayside region are extremely rare and very tightly held. 48 Dunne Street's extensive vehicle accommodation, desirable outdoor lifestyle features, sizeable land content, warm internal ambiance, functional design and well-regarded 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.