

540-542 SANDGATE ROAD, Clayfield, Qld 4011

House For Sale

Tuesday, 21 May 2024

540-542 SANDGATE ROAD, Clayfield, Qld 4011

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 810 m2

Type: House



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FOR SALE

Rarely does such an opportunity present itself in the blue ribbon precinct of Clayfield known for its high-end real estate, lush green parks and its vibrant cafe community. Standing proudly side by side over 2 x 405m² freehold residences this dual property package offers a unique opportunity with a multitude of possibilities and endless potential.*** 542 SANDGATE ROAD (Land 405m²) (Build approx 330m²) ***Less than 8 years young this beautiful architecturally designed dual level family home in the desirable affluent suburb of Clayfield is a short drive to the prestigious Clayfield College, St Rita's, St Margarets and Christian Brothers College's. Located in the heart of the chic cafe districts its only moments from major shopping and public transport. Located only 8kms from the Brisbane CBD and a 7 min drive to Brisbane Airport and Gateway Arterials it offers a truly unique opportunity to add two properties side by side to an investment portfolio, attractive to the business owner or savvy investor with the perfect blend of residential and commercial footprints. Inside this modern family residence the thoughtful well designed layout flows effortlessly throughout making full use of the 405m² inner city block without wasting space. It features four king sized bedrooms, separate living and dining spaces and an expansive covered alfresco to the rear. The spacial master suite enjoys a voluminous walk through robe opening into the ensuite with dual vanities and natural stone benchtops. The remaining built in bedrooms are all generously sized and with a separate media/rumpus to the front its perfect for extended modern day families. Designed with the future in mind this wonderful family home also features wide hallways and an internal elevator making it perfect for older generations to move freely throughout the property without the need to traverse the stairs between levels. Downstairs the gourmet chef's galley style kitchen and lounge spaces are flooded in natural light and finished with hybrid timber floors and neutral tones. Engineered stone island bench with breakfast bar and plenty of cupboard and pantry storage provide seamless living. With quality stainless steel appliances throughout including canopy rangehood it's perfect for the busy family always on the go. Fully ducted Panasonic inverter air conditioning and ceiling fans throughout take care of your year round comfort whilst diamond grill security screens, alarm and secure digital intercom provide the comfort of knowing your family is safe and secure. With the DLUG remote garage and side access to the rear parking there's plenty of off-street parking for all the family and friends. With no lawn or gardens to maintain your weekends are free to enjoy all the local parks and amenities close by.*** 540 SANDGATE ROAD (Land 405m²) (Floorspace approx 175m²) ***Commercial character zoned LMR2 this three bedroom family home is filled with memories of a bygone era. Cherished by it's current owners for in excess of 50 years this grand old lady once a local electrical family business has stood the test of time. Currently configured as a residence with original VJ walls and soaring ceilings it features three generous sized bedrooms plus sleepout, massive eat in kitchen, separate living and a spacious office/small business space with fantastic exposure to Sandgate Road. Ready for an easy reconfiguration to suit Medical & Consulting, Office or Retail business space it has off street parking to the rear and is prime for redevelopment (STCA).• 405m² Commercial character zoned LMR2• approx 175m² floorspace• Perfect for Medical, Consulting, Office, Shop or Retail• Prime location with main road exposure 24 hours a day. • Redevelopment potential (STCA)**This property is being marketed with the use of virtual staging and shows indicative furnishings only**This unique investment opportunity is not expected to last long. The owners will consider selling these properties individually. Call Kearney & Mel from ROYLE PROPERTY on 0400 648 844 to arrange your private viewing.