

**61 Herbert Street, Brighton, Qld 4017**

**House For Sale**

Tuesday, 2 April 2024

61 Herbert Street, Brighton, Qld 4017

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 739 m2**

**Type: House**



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## Offers Over \$1,500,000

Superbly positioned just moments from the waterfront, this impeccable residence delivers sophisticated living with an emphasis on space and lifestyle. With a sprawling dual-level design, tasteful interior styling has resulted in a property which celebrates contemporary flair and modern conveniences, whilst still retaining a very definite warm ambience of "home". Premium quality finishes, high ceilings and immaculate presentation provide a spacious and light-filled residence perfect for a genuine bayside lifestyle. Acting as the central "hub" of the home, the gourmet kitchen is complete with stainless steel appliances including dishwasher, 6-burner gas stove, crisp cabinetry, extensive storage and a lengthy island bench/breakfast bar with glossy stone finishes. This is a space which has been created to unite the family at mealtime. A strategic floor-plan makes this home ideal for the growing family with the lower level of the home featuring plenty of space for entertaining, including a huge master suite, whilst each of the bedrooms, and bathrooms are cleverly spanned out over the top level of the home which also features a second rumpus/media room. A haven for the modern family or entertaining couple, this awe-inspiring property presents a lifestyle that will be the envy of all who visit. The genuine indoor/outdoor flow offers extended living space for both rest and recreation as the deck is covered for year-round enjoyment. Alfresco dining is sure to become a way of life in this area as it embraces the constant sea breezes which sweep up from the bay. This outdoor space provides the ideal spot for entertaining and is sure to host casual weekend barbeques with family and friends alike. With a classic combination of style and practicality its value-adding features are:- Adenbrook Built Home- Solar- Ducted Air-Conditioning- 739m2 Block- Powder Room Downstairs- Custom Built Wine Cellar- Media/Rumpus- Formal Lounge Room, Sitting Room and Living Room- Sprawling Master Retreat- Gourmet Kitchen- Spacious Open-plan Living & Dining Areas- Extensive Storage Throughout- High Ceilings- Home Office- Wide Driveway- Huge Entertainers Area- Security Screens- Easy-care Yard- Fully Fenced - Swimming Pool- Low Maintenance. The astute purchaser will appreciate the exceptional value on offer here. Homes in this neighbourhood are considered some of the most prestige in the district, whilst others nearby are currently undergoing significant upgrades, indicating strong value being injected into the immediate area. The lifestyle of the 4017 postcode is calm and relaxing ... a purchase here would certainly ensure you have plenty of time to enjoy it. 61 Herbert St- a blue-chip acquisition reserved for the astute purchaser. So Close To-- Short distance to public and private schools- Public transport and easy access to the M1.- Endless cafes, coffee shops and restaurants moments away- Bike and footpaths stretching the length of the waterfront linking to parks, nature reserves cafes, a brand-new aquatic centre and historic Shorncliffe jetty- Sandgate dining shopping precinct and Sandgate Train Station for the short commute to Brisbane city, is 5 minutes by car- Sandgate, the cutest bayside village centre in greater Brisbane- Specialty stores and all key services- Brisbane Airport is 15 minutes by car. Contact me today to arrange your inspection!