

**64 Griffith Street, Sandgate, Qld 4017**

**House For Sale**

Saturday, 2 December 2023



64 Griffith Street, Sandgate, Qld 4017

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 405 m2**

**Type: House**



Tamara and Mark Wecker



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## Expressions Of Interest

Ideally set a mere 350mtr flat stroll to the serene waterfront, you can almost hear the water lapping the sand ... the meticulous renovations made to this character home have resulted in a quality residence like no other in Sandgate's blue-chip bayside locale. An unapologetic representation of charming Queenslander living, this impeccable property delivers a sophisticated lifestyle inside and out. No expense has been spared nor any attention to detail overlooked in its preparation for sale. Tasteful interior styling has resulted in a property which celebrates contemporary flair and modern conveniences, whilst still retaining a very definite warm ambiance of "home". - timeless VJ walls, picture rails, ornate balustrades & decorative breezeways - immaculate presentation & designer styling - 4 sizeable bedrooms, all with oversized built-in/walk-in robes - 2 bathrooms inc. generous main with separate tub & shower - additional powder room within the internal laundry - deluxe gourmet kitchen complete with island bench - spacious and inviting living/dining areas - additional media room doubling as a large office - covered alfresco terrace ideal for entertaining Akin to the pages of Vogue Living, the deluxe gourmet kitchen is complete with stainless steel appliances, induction cooktop, crisp white cabinetry and a wide island bench/breakfast bar with glossy stone finishes. This is a space which acts as the central "hub" of the home and enjoys an abundance of natural light. A true seaside haven, this inspiring property presents a lifestyle that will be the envy of all who visit. The indoor/outdoor flow offers extended living space for both rest and recreation. Purposefully created to seamlessly join manicured lawns, the 7x6m2 rear terrace is covered for year-around enjoyment. Cocooned by lush, established hedges ensuring optimum privacy, alfresco dining is sure to become a way of life in this area which perfectly embraces the soothing breezes which sweep thru from nearby Bramble Bay. With a classic combination of style and practicality this property's features are enviable: - elegant tiling, timber boards & plush carpet flooring - sleek plantation-style shutters compliment sheer & block-out curtains - considerable storage throughout, particularly rare for this era of home - high ceilings & unobtrusive downlights - on-trend neutral paint tones to suit all decor - insect screens throughout - easy-care & level backyard with garden shed - leafy established landscaping ensures complete privacy - fully fenced allotment - large carport accommodating 1-2 vehicles Superbly positioned in Sandgate's most sought-after cul-de-sac, known for its family-friendly atmosphere, this residence is positioned just metres from the foreshore and the local seaside village. Enjoy 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. - 350mtrs to tranquil waterfront with walking/cycling tracks & recreational areas - 400mtrs to Sandgate "Village" CBD with its array of shopping & dining options - 900mtrs to Sandgate train station, 30mins to Brisbane CBD - 350mtrs-500mtrs to multiple well-regarded schools, kindy's & childcare facilities - 375mtrs to bus stops for Nudgee Boys College & St Pauls Co-Ed Primary College - 2.4kms to St Patricks Boys College - 2.5kms to iconic Shorncliffe Pier - 16kms domestic & international airports - easy access to motorway - both north & south - for weekend escapes - all distances approximate only There's an ever-changing backdrop for homes neighbouring the waterfront - sunrise over the sparkling calm waters, locals walking their dogs, children happily playing in the parkland, friends catching up over a summer picnic, enthusiastic roller bladers, lone pelicans bobbing along the ripples of the tide, couples posing for scenic wedding photography, and dozens of kite surfers chasing that perfect "lift" on the constant bay breezes. And it's all just a moment's stroll around the corner from 64 Griffith Street. The astute purchaser will appreciate the exceptional value on offer here. Multiple homes in this dress-circle precinct are comfortably valued in excess of \$1.5m whilst others nearby are currently undergoing significant upgrades, indicating strong further value being injected into the immediate area. As a suburb, Sandgate boasts positive and significant annual capital growth for the last 6 years consecutively; throughout the 2021/2022 boom it topped the media charts as a "real estate hot spot". This year, it remains in the leader's position of most sought after and liveable northside suburbs. Official statistics confirm that the local bayside property market is one of the strongest in Queensland at present ... you can invest in your future here with absolute confidence. Please note: traditionally properties in this street sell extremely quickly ... be sure to visit the Open Home this weekend to avoid disappointment.