

**7 Sovereign Ave, Bray Park, Qld 4500**

**House For Sale**

Thursday, 13 June 2024



7 Sovereign Ave, Bray Park, Qld 4500

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 694 m2**

**Type: House**



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## NEW LISTING

\*\*\*Open for Inspection Thursday 20th June 5-5.30pm\*\*\* Located in the heart of Bray Park, Queensland, 7 Sovereign Avenue offers more than just comfortable living—it presents a unique opportunity for dual-living arrangements and home-based business ventures. With separate living quarters both upstairs and downstairs, this home offers versatile options for dual-living arrangements. Whether it's accommodating extended family members, hosting guests, or generating rental income, the possibilities are endless. Upstairs - 3 generous bedrooms with built in robes (air-conditioned Master bedroom) serviced by a stylish fully tiled bathroom with separate bath and shower. Large air conditioned open plan lounge /dining, adjoining the family size kitchen complete with modern appliances including dishwasher and an abundance of bench space. Downstairs - 2 further bedrooms large family kitchen with modern appliances, second family lounge, games room, rumpus room, office and second bathroom and separate laundry for both levels. The layout of this residence lends itself to various home business opportunities. The downstairs utility rooms can be repurposed into home offices, studios, or consultation spaces, providing a seamless blend of work and living environments. The generous backyard space, complete with double car accommodation and a large garden shed, provides ample room for outdoor activities and storage. The fully fenced backyard is a perfect secure setting for kids and pets alike. This huge home offers a unique opportunity to embrace dual-living arrangements and explore home-based business ventures in a prime location. With its flexible living spaces, potential for income generation, and proximity to essential amenities, this residence presents a lifestyle of convenience, versatility, and endless possibilities. Don't miss the chance to make this exceptional property your own. Conveniently situated opposite the bustling Kensington Village shopping center, this residence enjoys a prime location that combines accessibility with vibrant community living. Schools, shops, daycare facilities, and the Bray Park train station are all within easy reach, enhancing both convenience and lifestyle. Features we love; Upstairs \*\* Large air conditioned open plan lounge/ dining with wooden floorboards\*\* Family size kitchen with modern appliances and plenty of bench and storage space\*\* Dishwasher\*\* 3 Generous bedrooms with wooden floorboards and robes \*\* Air-conditioned Master bedroom with two robes\*\* Fully tiled bathroom with separate bath and shower Downstairs\*\* Large open kitchen/dining room\*\* 2 additional bedrooms (one bedroom with a robe and the other bedroom has air conditioning)\*\* Additional Lounge room with built in shelving/storage\*\* Air conditioned Rumpus room, Games room and Office great for a home business\*\* Separate bathroom\*\* 2x Laundries to service each floor level Extra Features:\*\* Outdoor entertainment area\*\* Remote panel lift garage door with two car storage\*\* Large garden shed\*\* Side access\*\* Huge fully fenced 694m2 block\*\* Dual living\*\* Home business potential\*\* Transport links nearby - 1.3km walk to the Bray Park Train station into Brisbane city\*\* Close to state and private schools \*\* Whilst every care is taken in the preparation of the information contained within this advertisement, Moriarty Real Estate will not be held accountable for any error or misinformation.\*\*\*Disclosure- Some down stairs utility rooms are not full legal height.\*\*\* Some photos have been digitally stage for effect. Property Code: 386